



22 GUILDHALL STREET, GRANTHAM, Lincs. NG31 6NJ

- Town centre retail premises
- Established location
- Approx 458sq ft (42.50 sq m)
- Good internal fit out
- Potential for 100% Business Rate Relief (subject to status)
- TO LET at £6,000 p.a. exclusive

## LOCATION & DESCRIPTION

Ground & first floor retail premises which is fitted to a high standard and benefitting from a prominent position in Grantham Town centre.

Grantham is located approximately 15 miles south of Newark and 18 miles north of Stamford

Grantham is an attractive and popular market town with a resident population in the order of 38,000 serving a large catchment area/ The town is well served with excellent communication links being the junction of A1 and A52 trunk road and via the East Coast main rail line to London.

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground floor	233	21.6
First floor	225	20.9
Total net internal areas	458	42.50

## SERVICES

We understand that mains services are available for connection. Prospective occupiers are advised to make their own enquiries to the relevant utility providers as to the suitability or capacity of these services.

## ENERGY PERFORMANCE

The property has an EPC rating of D. a copy of the EPC certificate is available on request.

## TENURE

The premises are available TO LET on a new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £6,000 pa exclusive (£500 pcm)

## BUSINESS RATES

The property has a rateable value of £4,200 and may be eligible for 100% business rate relief (subject to status). Enquiries regarding eligibility for rate relief should be made to South Kesteven District Council  
Tel: 01476 406080.

## VAT

All sums quoted are exclusive of VAT which is payable at the prevailing rate.

## COSTS

The incoming tenant is to contribute towards the cost of preparing the lease documentation

## VIEWING

For further information or to arrange a viewing, please contact:

E: [enquiries@woodmoore.co.uk](mailto:enquiries@woodmoore.co.uk)

T: 01636 610906

Our Ref: CS1857 MB