



WOOD MOORE & CO.



COMPOUND, DYSART WAY, DYSART ROAD, GRANTHAM NG31 7LE

- **Prominent compound in close to town centre location**
- **0.44 acres (1,780 m²) with 150 ft (46 m) main road frontage**
- **Fenced and gated compound with tarmac surface**
- **Useful substantial roadside display hoardings**
- **TO LET @ £26,000 p.a.**

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



LOCATION

Dysart Road is a popular and established trading location with a mixture of industrial, trade counter, office and retail uses all in close proximity. The compound is located within a short distance of the town centre.

Grantham is an attractive and popular market town with a resident population in the order of 40,000 serving a large catchment area. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within an hours drive.

DESCRIPTION

Fenced and gated hard-surfaced compound with prominent roadside frontage to Dysart Road.

Accommodation

Description	ft ²	m ²
FRONTAGE	150	46
DEPTH	165	50

Agents Note: Site area and dimensions are taken from Pro-Map digital mapping system.

SERVICES

Mains services are not currently connected. Interested parties should make their own enquiries of the relevant providers should services be required for their intended use.

ENERGY PERFORMANCE

The site is exempt from the need to provide an EPC.

BUSINESS RATES

The site is not currently assessed for rates.

PLANNING

Interested parties should make their own enquiries as to the suitability of the site for their intended use to: South Kesteven District Council Tel: 01476 406080

TENURE

The site is available TO LET on a new Full Repairing & Insuring lease. Sections 24-28 of the Landlord & Tenant Act to be excluded.

RENT

£26,000 p.a. + VAT.

COSTS

Each party to be responsible for their own legal and other costs incurred in creation of a lease(s).

VAT

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

VIEWING

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

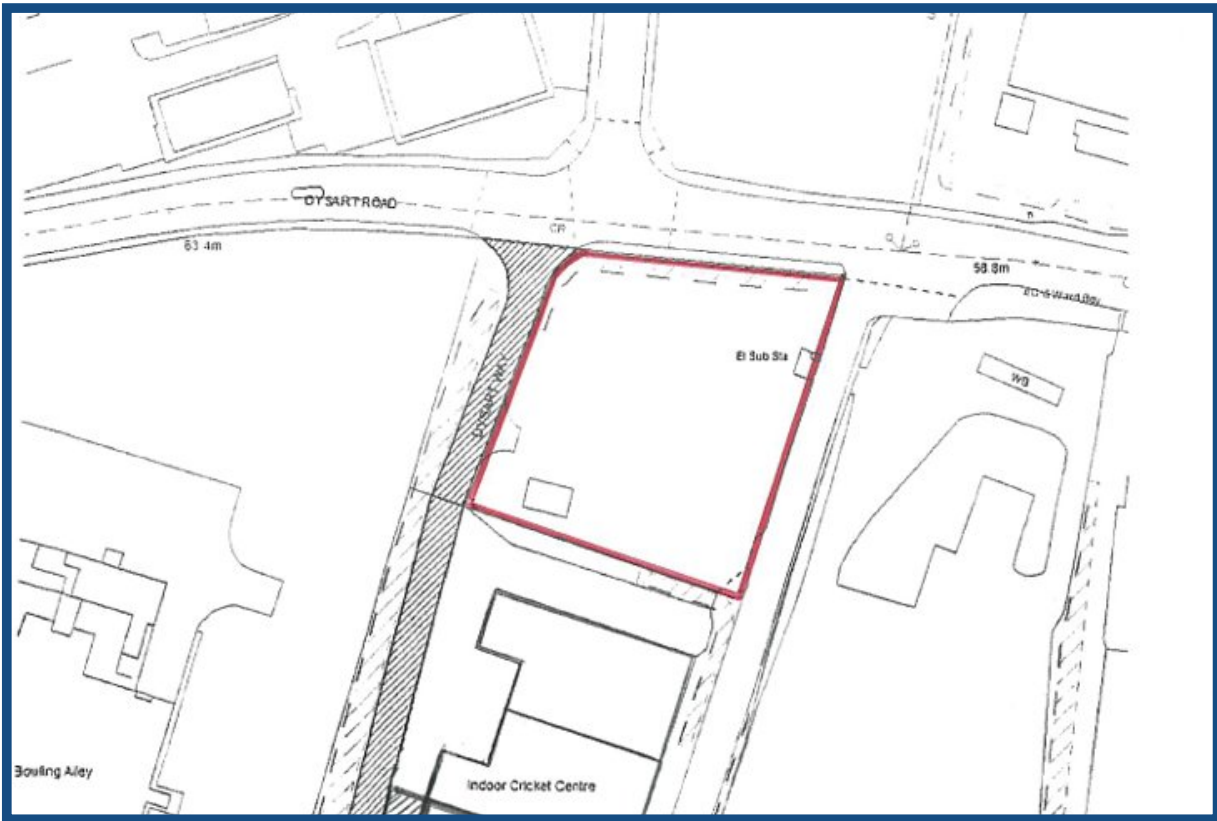
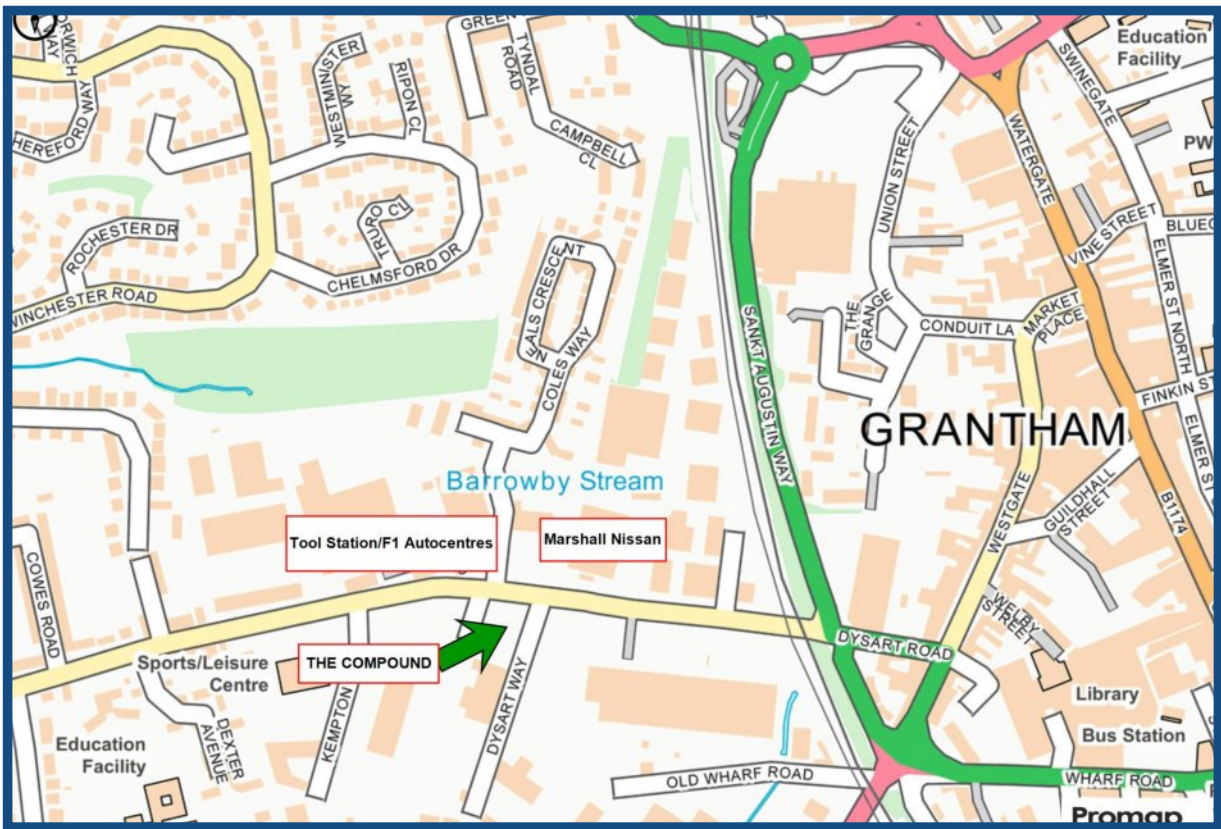
Garry Wood MRICS

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General View of Site Entrance From Dysart Way



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