

WOOD MOORE



Dysart Road, Grantham, NG31 7EJ

To Let | 3,552 sq ft

Prominent Town Centre Trade Counter Unit To Let

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Summary

- Rent: £27,000 per annum + VAT

Further information

- [View details on our website](#)

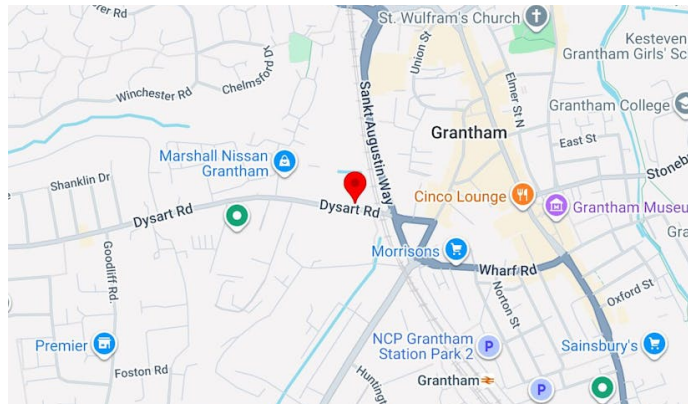
Contact & Viewings



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Description

Former Euro Carparts premises in busy town centre location opposite Dysart Retail Park. Unit provides existing good quality ancillary and welfare provision, good sized external parking/yard area.

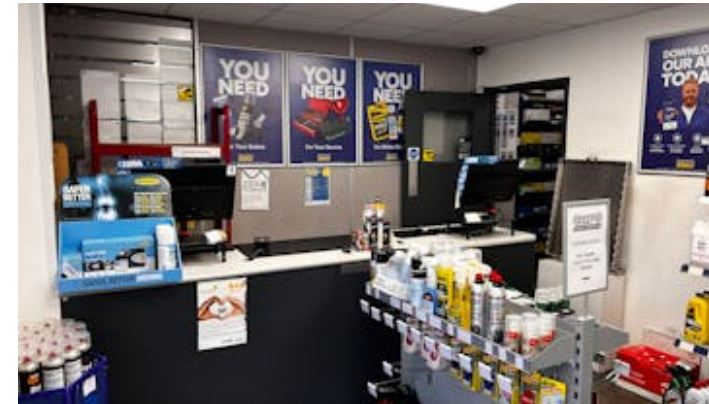
Location

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 estate 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.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft
Ground – Warehouse & ancillary	Trade Counter	3,132
Mezzanine – Storage	Trade Counter	420
Total		3,552



Services

All mains services are available for connection. Interested parties should satisfy themselves as to the suitability & capacity of the services for their intended use. Heating to main store is via high level gas fired space heater. Heating to ancillary areas via individual electric panel heaters

Energy Performance

The property has an EPC rating of D(96)

Rateable Value

The property has a Rateable Value of £15,500

Service Charge

A modest service charge is payable in respect of the common areas and services on the estate. The charge due for the current year is £TBC

Tenure

The property is available To Let on a new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £27,000 + VAT p.a.

