

WOOD MOORE



53 Welby Street, Grantham, NG31 6EA

To Let | 855 sq ft

Manageable retail unit TO LET in prominent town centre location.

woodmoore.co.uk

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Summary

- Rent: £12,000 per annum
- Business rates: £6.03 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: E (110)
- Lease: New Lease

Further information

- [View details on our website](#)

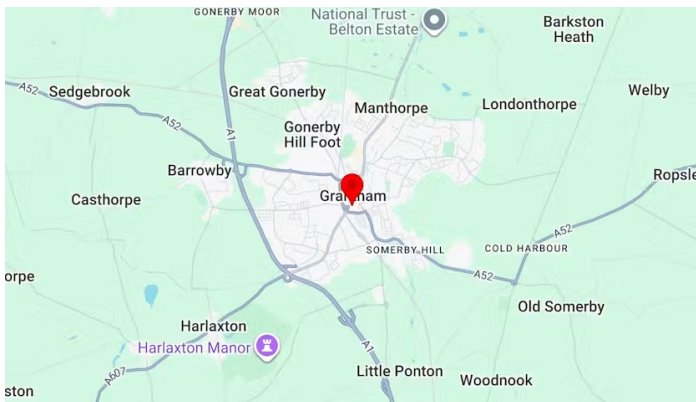
Contact & Viewings



Jasper Caudwell
01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk



Jamie Thorpe
01636 610 906 | 07304 072 391
jthorpe@woodmoore.co.uk



Description

A well-positioned retail unit occupying a prominent location on Welby Street, Grantham. The property provides approximately 855 sq ft (79.43 sq m) of accommodation, comprising a spacious sales area together with substantial attached store and staff accommodation and a WC.

The property offers considerably more accommodation than a typical small-format retail unit and provides a flexible layout suitable for a variety of retail, service or other commercial uses, subject to any necessary consents.

Welby Street is a busy pedestrianised thoroughfare linking Wide Westgate with the Isaac Newton Shopping Centre, which incorporates a Morrisons supermarket, providing a convenient and established trading environment.

Location

The property is situated on Welby Street, a well-established thoroughfare within Grantham town centre, linking the Morrisons area with Westgate. The location provides good pedestrian and passing traffic and is conveniently positioned for the town centre's wider retail and commercial amenities.

Accommodation

The accommodation comprises the following areas:

Name	Size
Ground – Sales Area	569 sq ft
Ground – Store and Staff Area	253 sq ft
Ground – WC	33 sq ft

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Terms

To let on a new FRI lease at an asking rent of £12,000 PAX. All other terms remain negotiable; the equivalent of 3 months rent may be required by way of a deposit.

Rateable Value

We were unable to identify the rating assessment and will confirm shortly.

VAT

VAT will be charged in addition to the rent and where necessary.

Viewings

Strictly by appointment. Viewing arrangements can be made through the appointed agent. Interested parties are requested not to attend the property without a prior appointment.