



21 High St, Grantham NG31 6PH

Grantham Town Centre Retail unit
to let - 2269 Sq. Ft

£13,000 per annum plus VAT

2,269 sq ft
(210.80 sq m)

- Ground floor retail premises
- New 5 year lease available
- Rent - £13,000 per annum
- All uses considered STP
- Available immediately
- Town centre location

21 High St, Grantham NG31 6PH

Summary

Size 2269 sq ft

Rent -£13,000 per annum

Rateable Value - £22,250

VAT - To be confirmed

Legal Fees - Each party to bear their own costs

EPC Rating C (54)

Description

Occupying the ground floor of a 3 storey property on Grantham High Street. The space is largely open planned with store and W/c's to the rear. With potential for 3 car parking spaces to the rear.

Location

The property is situated in the town centre and close to a number of national, regional and local retailers.

Grantham is a market and industrial town in the South Kesteven district of Lincolnshire situated on the banks of the River Witham and bounded to the west by the A1 road. It lies some 23 miles (37 km) south of Lincoln and 22 miles (35 km) east of Nottingham. The town lies on the main LNER rail line from London's King's Cross to Edinburgh.

Accommodation

Shop floor areas

Ground floor retail 170.73 Sq M - 1,837 Sq ft

Ground floor internal storage 9.08 Sq M - 97 Sq Ft

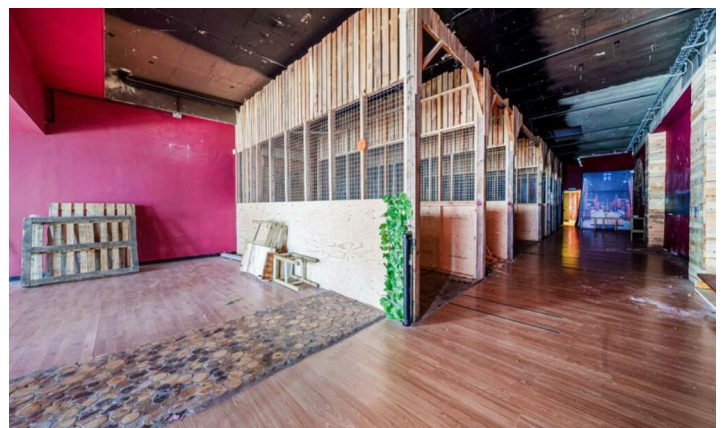
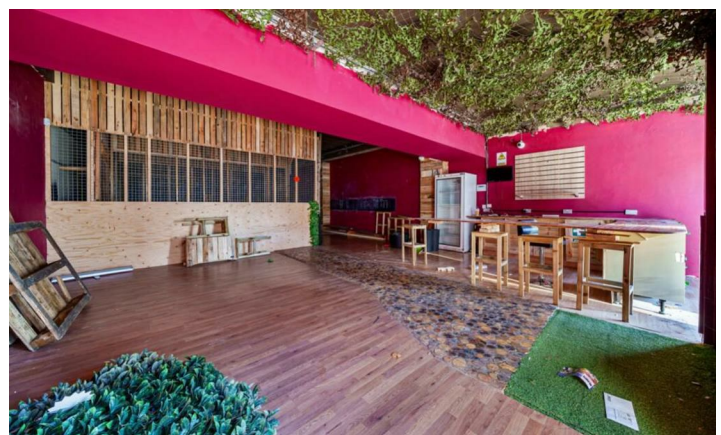
Ground floor staff toilets

Services

Mains electricity, water and drainage are connected to the property

Terms

The property is offered on a negotiable lease subject to a minimum term of 5 years on effective full repairing and insuring lease terms. The rent to be paid 3 months in advance and the landlord will require a 3 month rental deposit.



Viewing and Further Information

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