

## GRANTHAM • UNIT 8A • ISAAC NEWTON SHOPPING CENTRE



### LOCATION

Grantham is located 23 miles east of Nottingham and 25 miles south of Lincoln. The A1 is situated immediately to the west of the town, with the A52 providing a direct link to Nottingham. There is regular rail service from Grantham to London Kings Cross.

The town has a resident population of approximately 34,000 but draws on a wider district population of approximately 125,000.

Isaac Newton Shopping Centre represents the prime retail pitch in Grantham and is anchored by a 62,000 sq. ft Morrisons supermarket. The centre is occupied by a complimentary mix of multiple and independent retailers including **Loungers, Holland and Barrett, Specsavers, Maxideals** and **Costa**.

The centre has an integral **560 space multi-storey car park**.

The subject unit occupies a prominent position opposite the towns bus station.

### TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £7,000 per annum exclusive.

The above rent is inclusive of Service Charge and Insurance, but exclusive of business rates, utilities, and any other outgoings.

### ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

**Ground Floor Sales 217 sq. ft (20.16 sq m)**

### RATING

We understand that the premises have been assessed for business rates as follows:

**Rateable Value: £4,250**

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

### EPC

An EPC will be made available on request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

### VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

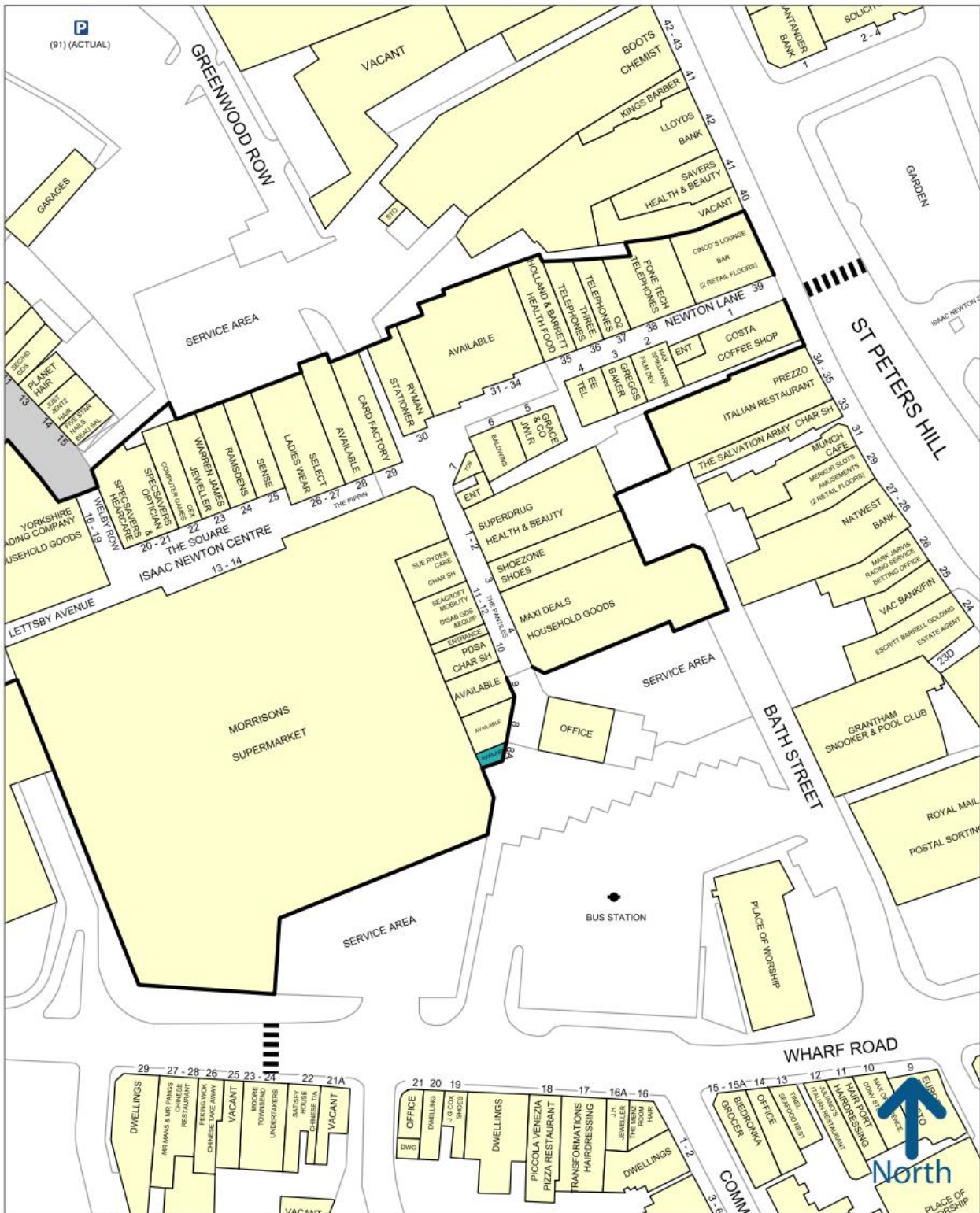
### VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000

Email: [liam@rj-ltd.co.uk](mailto:liam@rj-ltd.co.uk) or [adrian@rj-ltd.co.uk](mailto:adrian@rj-ltd.co.uk)

**SUBJECT TO CONTRACT**

## PRIME SHOP TO LET



50 metres

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