

GRANTHAM - UNIT 11/12 ISAAC NEWTON SHOPPING CENTRE - NG31 6BQ



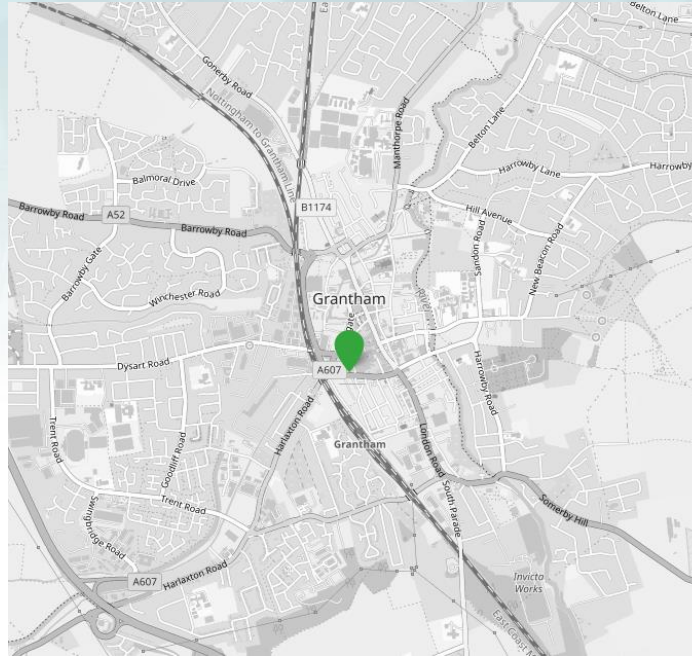
RETAIL UNIT TO LET

LOCATION

Grantham is located 23 miles east of Nottingham and 25 miles south of Lincoln. The town has a population of approximately 44,898 (Census, 2021).

Morrisons is one of the main supermarkets in Grantham and provides a range of in-store services for the surrounding suburbs.

The subject premises are located in a prominent position as you enter Isaac Newton Shopping Centre from the bus station. Nearby occupiers include national multiples such as: **Maxi Deals, Shoezone, VPZ, and PDSA.**



TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £19,500 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 | 1,150 sq ft (106.8 sq m)
*subject to onsite verification.

RATING

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

Rateable Value: £12,750

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: adrian@rj-ltd.co.uk or liam@rj-ltd.co.uk

SUBJECT TO CONTRACT

