

## GRANTHAM • UNIT 28 • ISAAC NEWTON SHOPPING CENTRE



### LOCATION

Grantham is located 23 miles east of Nottingham and 25 miles south of Lincoln. The AI 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 **Lounges, Holland and Barrett, Specsavers, and Costa**.

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

The subject unit occupies a prominent position opposite **Morrisons main entrance**, nearby **Card Factory**.

### TERMS

The unit is available by way of new effective full repairing and insuring lease. Rent on application.

The Tenant will be liable for service charge and insurance costs. Further details upon request.

### ACCOMODATION

The property provides the following net internal areas:

<b>Ground Floor Sales</b>	<b>1,182 sq. ft (109.80 sq m)</b>
<b>First Floor Sales</b>	<b>1,230 sq. ft (114.30 sq m)</b>

### RATING

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

**Rateable Value: £21,000**

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

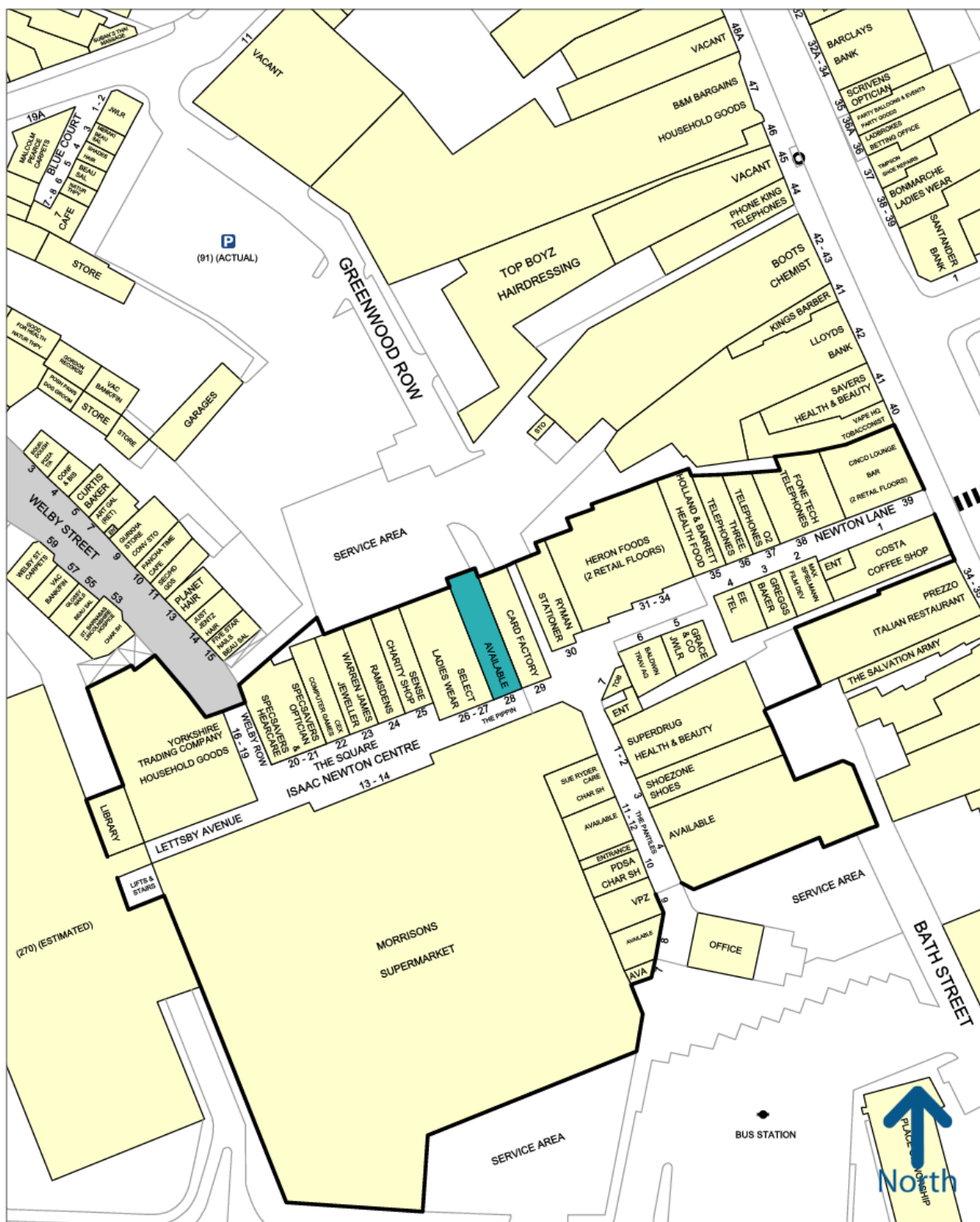
Email: [anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk)

Or

Joint Agents Jackson Criss– 0207 7637 710

**SUBJECT TO CONTRACT**

## PRIME SHOP TO LET



(270) (ESTIMATED)

(81) (ACTUAL)

50 metres

Experian Goad Plan Created: 29/11/2024  
Created By: Rawstron Johnson



Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)

Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.

