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## 1 Watergate, Grantham, Lincolnshire. NG31 6NS

### All Enquiries

Rent: £9,500 per annum

Freehold Guide Price: £99,500

High Street retail premises For Sale or To Let with the extensive accommodation on ground, first and second floors. Grade 2 Listed.

Suitable for a variety of uses, subject to the necessary Planning Permission. Net internal area 128.99m<sup>2</sup> (1,387 sq.ft.)

SPALDING 01775 766766

GRANTHAM 01476 565371

BOURNE 01778 420406





The property is located on the junction between Market Place and Watergate in Grantham. It occupies a prominent corner position. Grantham has a host of amenities and is well served with established road and rail links via the A1 running to the west of the town and the main line rail connections to London King's Cross and to York to the north.

#### **DESCRIPTION**

The property comprises a corner terraced property with ground, first and second floor space including ground floor retail with kitchen and WC facilities to the rear, first floor rooms and additional accommodation on the second floor with more WC facilities.

The premises has a single glazed wooden shop front with painted brickwork on the ground floor and exposed red brickwork to the first and second floors. The property has extensive window frontage on the ground floor with sash windows overlooking Watergate and Market Place on the first and second floors.

The property also has a cellar covering the majority of the footprint of the building which is currently used for storage purposes only.

The main entrance door fronts onto Watergate although there is a secondary entrance which fronts onto Market Place which was previously used to access a flat on the upper floors.

A schedule of the accommodation is listed below. The property has been measured on a net internal area basis.

#### ACCOMMODATION

		Sq. M.	Sq. Ft.
Ground Floor			
Main Retail Area	7.02 x 5.17 =	36.29	391
plus	3.51 x 0.49 =	1.72	19
less	-0.76 x 1.02 =	-0.78	-8
Corridor	0.83 x 5.55 =	4.61	50
Lobby	2.93 x 0.94 =	2.75	30
Second Lobby	1.02 x 0.97 =	0.99	11
Kitchen	(average) 3.82 x 1.52 =	5.81	62
Third Lobby	1.06 x 1.36 =	1.44	16
WC	(average) 1.4 x 1.3 =	1.82	20
First Floor			
Music Room	3.51 x 2.19 =	7.69	83
plus	1.42 x 0.46 =	0.65	7
Second Room (average)	4.6 x 2.94 =	13.52	146
Third Room	4.24 x 3.85 =	16.32	176
plus	1.77 x 2.12 =	3.75	40
Second Floor			
Music Room	3.45 x 2.59 =	8.94	96
plus	4.47 x 2.39 =	10.68	115
Second Room	(average) 3.86 x 3.78 =	14.59	157
WC	(average) 2.04 x 1.93 =	3.94	42
		<b>134.74</b>	<b>1,450</b>

#### TERMS

The property is available on a new lease under The Landlord and Tenant Act 1954 subject to the following terms:

- The lease will be on a full repairing and insuring basis
- The lease will be for a minimum term of 6 years with a break clause at the end of year 3
- The rent will be reviewed at the end of year 3 – upwards only to open market rental value
- The lease will be contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act sub-sections 24-28
- The rent will be payable quarterly in advance
- The tenant will be required to pay a deposit of £2,500
- The tenant will not be permitted to assign or sub-let the premises without the landlord's prior consent

#### RATES

The Rateable Value of the unit is £9,400. Interested parties are advised to contact the South Kesteven District Council to confirm the exact amount of rates payable.

#### LEGAL COSTS

Each party are responsible for their own legal costs

#### INSURANCE

The tenant is to reimburse to the landlord the buildings insurance premium in respect of the property. This will be subject to review and will be payable annually in advance. The tenant will be responsible for insuring their use, the contents and for maintaining a Public Liability policy for up to £5,000,000. The tenant will also be responsible for insuring the plate glass.

#### OUTGOINGS

The tenant will be responsible for all services/utilities and outgoings including telephone and broadband in connection with the property.

#### VIEWING

The viewings are strictly by appointment with R Longstaff & Co LLP – 01778 420406

## LISTED STATUS

The property is Grade 2 listed together with Nos. 3, 3A, 5, 7, 11 and 15 Watergate. Further details are available from Historic England. The property is also included in the Conservation Area and the Character Area Boundary.

## TENURE

Freehold or Leasehold

## SERVICES

We understand the property has the benefit of mains water, foul drainage, electric and gas. Interested parties are advised to check services with the relevant statutory authority prior to making an offer.

## LOCAL AUTHORITIES

**District & Planning:** South Kesteven District Council CALL: 01476 406080

**Water & Sewerage:** Anglian Water Customer Services, PO Box 10642, Harlow. CM20 9HA. 08457 919155

**County & Highways:** Lincolnshire County Council, County Offices, Newland. LN1 1YL. 01522 55 2222

**Electricity:** Western Power Distribution - Customer Application Team, Tollend Road, Tipton. DY4 0HH Email: wpdnewsuppliesmids@westernpower.co.uk. 0121 623 9007

## PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**Ref: B0358**

## ADDRESS

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