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3 Welby Street, Grantham, Lincolnshire. NG31 6DY

Asking Rent of £7,200 per annum

Prominent Retail Premises with Additional Storage Building to the Rear.

Suitable for a Variety of Uses (Subject to Planning Permission).

Total Combined Net Internal Area (NIA) of 113.96 sq. m. (1,257 sq. ft.).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

The property is located on Welby Street, near Grantham Town Centre. The premises is conveniently situated close to the popular Isaac Newton Shopping Centre. This prominent location ensures excellent visibility and a high footfall, suitable for a variety of business ventures (subject to planning).

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 boasts a welcoming shop frontage, featuring a large display window and an entrance door opening directly onto Welby Street. This prominent street-facing design offers maximum exposure to passersby, creating an attractive and highly visible space to showcase any business (subject to planning).

To the rear, the property is also equipped with a convenient rear access and a workspace room. Additional features include a separate storage room, a low-level storage cupboard, and a W/C. Notably, to the rear of the property, there is a basic storage building with accommodation on both the ground and first floor.

A schedule of the accommodation is listed below. The property has been measured on a Net Internal Area (NIA) basis.

Please note all measurements are approximate.

Retail Unit:

Ground Floor:

Main Frontage Room - NIA of 14.85 sq. m. (159.85 sq. ft.)

Rear Room - NIA of 9.84 sq. m. (105.96 sq. ft.)

Storage Room - NIA of 0.95 sq. m. (10.25 sq. ft.)

Low-Level Storage Space - NIA of 2.83 sq. m. (30.41 sq. ft.)

W/C - NIA of 1.19 sq. m. (12.83 sq. ft.)

Net Internal Area (NIA) of 25.65 sq. m. (306 sq. ft.).

Storage Building:

Ground Floor:

Entrance Way - 2.18 sq. m. (23.42 sq. ft.)

Main Ground Floor Room - 17.78 sq. m. (191 sq. ft.)

First Floor:

Landing Room - 13.04 sq. m. (140 sq. ft.)

Left-Hand Room - 23.89 sq. m. (257 sq. ft.)

Right-Hand Room - 31.43 sq. m. (338.34 sq. ft.)

Net Internal Area (NIA) of 88.31 sq. m. (950 sq. ft.).

TOTAL Combined Net Internal Area (NIA) of 113.96 sq. m. (1,257 sq. ft.).

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 years 1 and 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 monthly in advance.
- The tenant will be required to pay a deposit of £1,800.
- 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 £5,400. 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.

OUTGOINGS

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



TENURE Leasehold.

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

LOCAL AUTHORITIES

South Kesteven District Council (SKDC).

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: 16823

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