

Unit 2A, 30-40 London Road | Grantham | Lincolnshire | NG31 6EJ

## Excellent Roadside Retail/Showroom Premises

353.02m<sup>2</sup>  
(3,800ft<sup>2</sup>)

- Highly prominent retail unit with off-street car parking spaces
- Open plan ground floor sales area
- Rear servicing
- Situated off London Road, opposite Sainsburys
- Nearby occupiers include Barnado's, Majestic Wine, M&S Food, Laura Ashley, PureGym, Poundstretcher and Farmfoods
- Unrestricted Open A1 Retail Planning Consent
- £66,500 per annum



**TO LET**



Location



Gallery



Contact



## Location

The property fronts onto the A52 London Road on the edge of Grantham Town Centre. London Road is a major arterial road linking the town with Nottingham to the west and Boston to the east.

The property is a short distance from the town centre and adjacent to another Retail Park where occupiers include M&S Food, Laura Ashley, PureGym, Poundstretcher and B&Q. Additional retail warehousing is provided along London Road with other occupiers including Carpetright, Halfords, Topps Tiles, JYSK, and a major new store occupied by Farmfoods.

The adjacent occupiers include Majestic Wine and Barnardo's who have traded successfully here for a number of years.



## Demographics

Grantham is the largest town in South Lincolnshire with a resident population of approximately 40,000 in around 18,000 households and a primary catchment population of 89,000. There are a number of planning housing developments which will see the town's population grow by 30% to 60,000 by 2026.





## Property

The property provides a purpose-built retail park consisting of 3 units erected some 10-15 years ago. This is the first time any of these units have become available since completion as a result of Farm Foods trading successfully here and moving to alternative larger premises close by.

The property has an open plan sales area with a dividing wall to the rear for stock and storage purposes, which include toilets, First Aid room and a small office. The property benefits from side loading in the area between the subject property and the Majestic Wine warehouse.

## Accommodation

The property provides the following accommodation:-

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	353.02	3,800

## Lease Terms

The property is available, subject to vacant possession, on a new full repairing and insuring lease for a term of years to be agreed but preferably 10 years with a 5 year review.

## Rent

£66,500 per annum exclusive of rates and payable quarterly in advance.

## Use

The property is categorised as Class B and therefore can be used for the following uses:-

- Retail Shop
- Financial and Professional Services
- Café or Restaurant
- Office
- Clinic
- Health Centre
- Creche
- Gym



## Business Rates

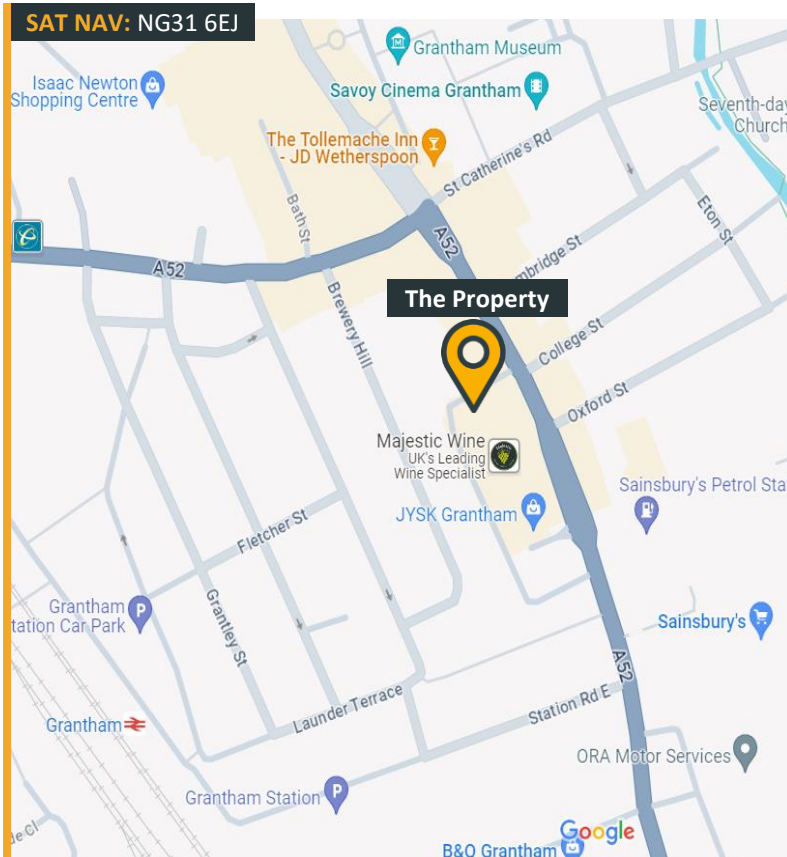
We are verbally advised by the Local Authority that the property is currently assessed as:

Retail Warehouse & Premises  
Rateable Value 2023 - £38,250

## EPC

The property has an EPC rating of B-38. A copy of the EPC is available upon request.





## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

Each party to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the email or website below:-

**Oliver Marshall**

07887 787 885

[oliver@fhp.co.uk](mailto:oliver@fhp.co.uk)

**Noel Roper**

07711 211511

[noel@fhp.co.uk](mailto:noel@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

08/01/2024