

Units 1 & 2 London Road | Grantham | NG31 6HS

Former fast-food restaurant on Highly Prominent corner with Parking

325.15m²
(3,500ft²)

- Prominent corner position
- Visible on the corner of the A52 and A607
- Unit 1 – 209.21m² (2,252ft²)
- Unit 2 – 115.94m² (1,248ft²)
- Units can be split or combined
- Circa 15,000 daily traffic movements
- Close to McDonalds, M&S, Pure Gym



TO LET



Location



Gallery



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Location



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Location

Grantham is a well established market town in the south of Lincolnshire with a population of 38,000. The town benefits from excellent road networks to the wider region and fast links into London's Kings Cross.

The property occupies an extremely prominent and highly visible location on the corner of the A52 and A607. The unit is diagonally opposite McDonalds and provides convenient access off the A607.

The Property

The property comprises a modern Class E unit. The building is currently split into two units but could be combined to suit requirements.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Unit 1	209.21	2,252
Unit 2	115.94	1,248
Total	325.15	3,500





Location



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Lease Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

Unit 1 - £45,000 per annum exclusive

Unit 2 - £28,000 per annum exclusive

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

The property will need to be reassessed upon occupation.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



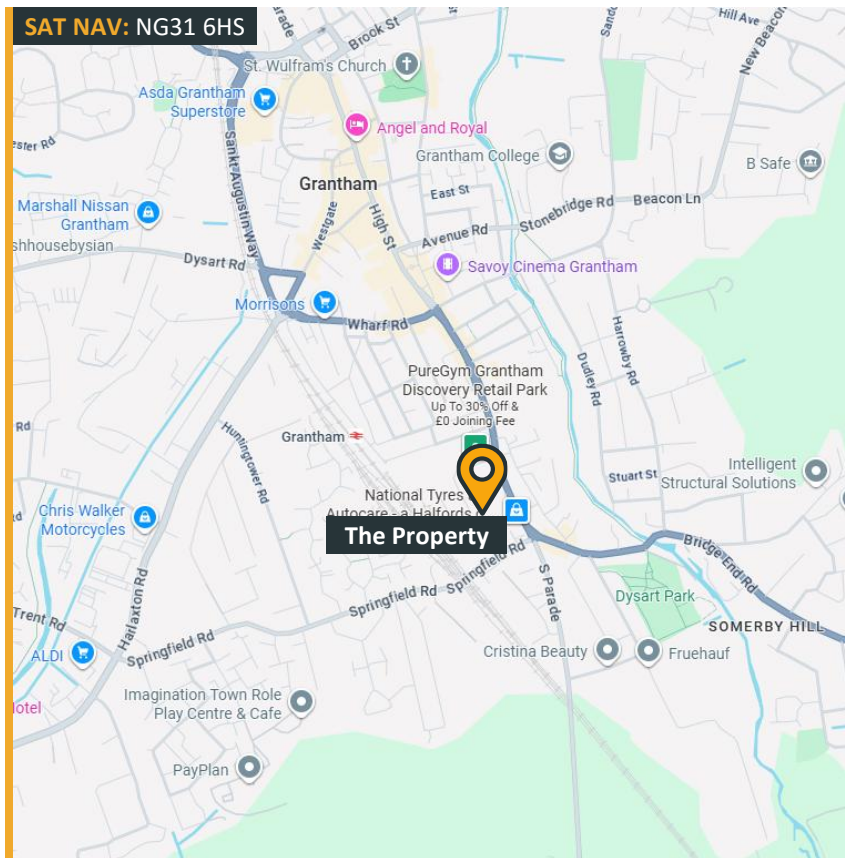
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VAT

VAT is applicable at the prevailing rate.

EPC

The property has an EPC rating of C. A copy is available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

Further Information

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

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13/11/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.