

31a High Street | Grantham | NG31 6PH

Prominent retail opportunity on Grantham's High Street

Ground floor sales
50.07m² (539ft²)

- Prime pitch on Grantham's High Street
- Ready for immediate occupation
- Ideal for new start up businesses
- Small business rates relief for applicable businesses
- Nearby occupiers include **Boots**, **Scrivens**, **B&M Bargains** and **WH Smith**
- Various uses available
- Quoting rent - £10,000 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Grantham is a market town with a resident population of 38,000. The town is well located being 24 miles east of Nottingham and 39 miles south-east of Leicester. Grantham benefits from having good connection routes with the A1 and A52 which are all in close proximity to the town centre.

The property is situated in a busy section of the parade. Nearby operators include The Works, Nationwide, Vision Express and B&M Bargains. The property is considered to be within the prime pitch of Grantham Town Centre benefitting from a steady foot flow throughout the day.

The Property

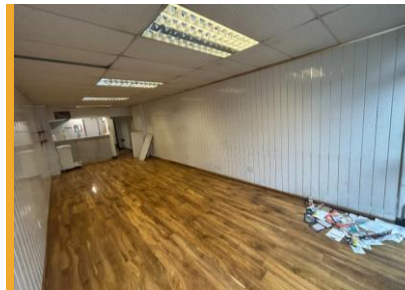
The premises has glazed frontage onto Grantham's main retail pitch. Formerly trading as a café, the property consists of open plan accommodation leading to a rear kitchen/prep area but would be suitable for a variety of uses (subject to planning).

Accommodation

The property provides the following approximate areas:

50.07m² (539ft²)

This information is given for guidance purposes only.





Lease Terms

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

Rent

The property is available at a quoting rent of:

£10,000 per annum

Planning

We understand the property is categorised as **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. This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV) to 31st March 2026: £8,400

Rateable Value (RV) from 01 April 2026: £10,250

From 01 April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.



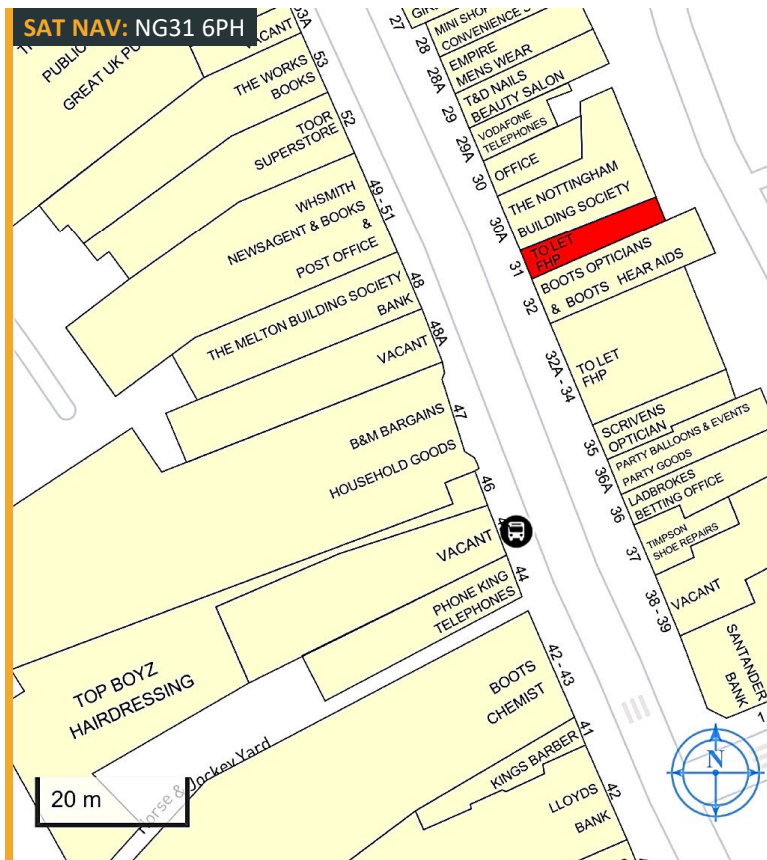
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EPC

The property has an EPC rating of 87 falling within Band D.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

Further Information

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

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06/02/2026

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