

31a High Street | Grantham | NG31 6PH

## Prominent retail opportunity on Grantham's High Street

Ground floor sales  
50.07m<sup>2</sup> (539ft<sup>2</sup>)

- 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



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## 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

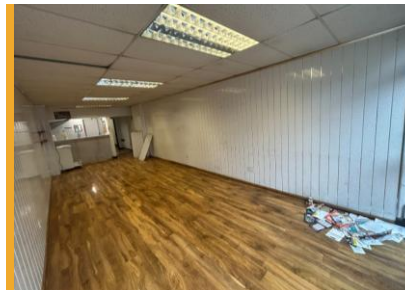
The premises has glazed frontage onto Grantham's main retail pitch. Formerly trading as a café, the property consists of open plan accommodation leading to a rear kitchen/prep area but would be suitable for a variety of uses (subject to planning).

## Accommodation

The property provides the following approximate areas:

**50.07m<sup>2</sup> (539ft<sup>2</sup>)**

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.





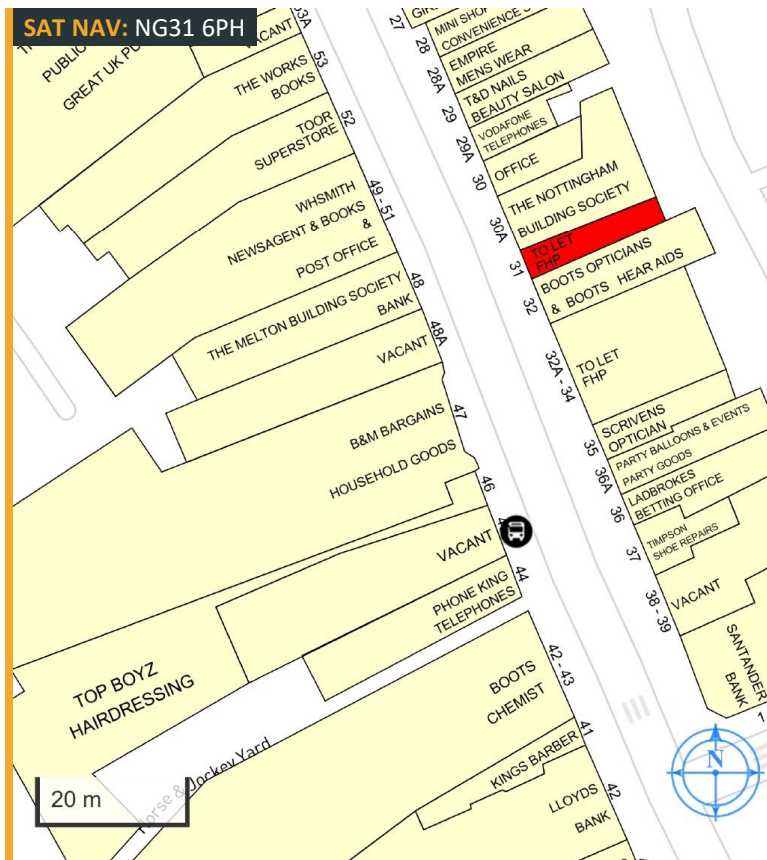
Location



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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.