

33-35 High Street | Grantham | NG31 6PH

Prominent retail/leisure opportunity fronting Grantham's High Street

Ground floor sales
249.50m² (2,686ft²)

- Prime position on Grantham's High Street with excellent frontage
- Undergoing comprehensive refurbishment ready for immediate occupation
- Nearby occupiers include **Boots**, **Scrivens**, **B&M Bargains** and **WH Smiths**
- 5 demised car parking spaces
- Quoting rent - £35,000 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 property is a former bank arranged over two floors. The ground floor provides relatively open plan accommodation fitted with a suspended ceiling and recessed lighting with the benefit of air conditioning. The flooring is a combination of tile and carpet flooring. The open plan space then leads towards smaller meeting rooms and up to the first floor for ancillary storage.

There are 5 parking spaces demised to the rear.

EPC

The property has an EPC rating of 65 falling within Band C.





Accommodation

The property provides the following approximate areas:

Description	m ²	ft ²
Ground floor sales	249.50	2,686
First Floor	101.80	1,096
Total	351.30	3,782

(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:

£35,000 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.



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

Business Rates

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

Rateable Value (RV) from 01 April 2026: £46,000

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.

VAT

VAT is applicable at the prevailing rate.

Further Information

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

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