

COMMERCIAL

Well Located Retail/Office Premises

TO LET

**33 WATERGATE
GRANTHAM**



- Ground floor retail/office unit of approximately 24.15 sq m (260 sq ft)
- Two first floor rooms 37.4 sq m (402 sq ft)
- Kitchen and Toilet.
- Two car parking spaces at the rear.
- New lease

RENT: £5,500 per annum

GENERAL REMARKS

Grantham is a traditional expanding market town with a current population of approximately 38,000. The town is one of the most readily accessible in the East Midlands located at the intersection of the A1 and A52 trunk roads and has mainline train services reaching London (King's Cross) in just over one hour.

Watergate is the northern continuation of Grantham High Street. Number 33 stands on the west side of the road in a predominantly retail area with large public car park opposite. The property contains a well presented Office/Retail Unit, Kitchen and Toilet on the ground floor with two further rooms above. There is rear access to the building and two car parking spaces approached from Union Street. The property contains:

**Note: All dimensions are approximate and are taken from plaster to plaster or internal wall faces. Photographs are taken using a wide angle lens. These particulars were prepared on 30 March 2011*

Ground Floor:

Retail/Office Unit having a total depth of 7.39m (24'3") plus the display window with a further depth of 0.6m (2'). The maximum internal frontage is 3.6m (11'10") narrowing to 2.51m (8'3") in the centre and 3.33m (10'11") at the rear. The total floor area is approximately 24.15 sq m (260 sq ft). The shop area is carpeted with a suspended ceiling incorporating recessed spotlights.

Rear Entrance with fitted sink unit and shelving
Lobby/Kitchenette

Toilet with wash basin & WC

First Floor:

Room 1 3.35m x 3.04m (11' x 10') with attractive arched recess having shelving and cupboard, sash window, Access to

Room 2 5.48m x 4.95m (18' x 16'3") with two sash windows, two arched recesses with shelving, brick fireplace surround,

Outside: Two car parking spaces

BUSINESS RATES: We understand from the Valuation Office website that the current **Business Rating Assessment** is £5,000. The rate in the pound for 2011 / 12 is 43.3p.

LEASE: The accommodation is offered To Let on a new Internal Repairing lease at a commencing rental of £5,500 per annum. The length of the lease and other terms can be discussed with interested parties.

TO VIEW: Strictly by appointment. Apply to: **Escritt Barrell Golding**
Chartered Surveyors, 24 St Peter's Hill, Grantham, Lincs NG31 6QF

Tel: 01476 565371 Fax: 01476 567451

Email: grantham@EBGproperty.co.uk

www.EBGproperty.co.uk

Also at 15 Southgate, Sleaford NG34 7SX Tel: 01529 302271 Fax: 01529 413856

These particulars are believed to be correct and are issued in good faith but their accuracy cannot be guaranteed and they do not form any part of an offer or contract. Please conduct all negotiations through Escritt Barrell Golding