

COMMERCIAL

Town Centre Retail Premises
with Separate Rear Store and Car Parking Space

TO LET

4 Welby Street
GRANTHAM



- Ground floor retail unit of approximately 33.5 sq m (360sq ft) GIA
- Sales shop, Preparation / Stockroom and Toilet
- Separate Storage building of 35 sq.m. (376 sq.ft.). Car Parking space
- Suitable for a variety of trades
- Convenient location
- New lease

RENT: £6,750 PAX

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 being 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.

Welby Street is a busy pedestrianised thoroughfare leading from Wide Westgate to one of the principal entrance/exits of the Isaac Newton Shopping Centre which includes a Morrisons supermarket. This is a popular trading location with a good mixture of established businesses. A large street market is held in Wide Westgate every Saturday and there are public car parks nearby. The unit which has long established use as a fishmongers is suited to a variety of trades. The overall floor area is approximately 33.5 sq.m. There is a separate storage building and a car parking space at the rear

**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 22 November 2011*

The Unit contains :

Sales Shop	5.5m Av x 3.4m Av (18' Av x 11'2" Av) . Display window and entrance door to the front elevation. Half tiled walls and tiled floor.
Preparation Stockroom	5.45m x 2.7m overall.(17'11" x 8'10") . Tiled floor rear entrance door off.
Lobby	Washbasin with electric water heater over. Door off to
Toilet	W.C.

OUTSIDE

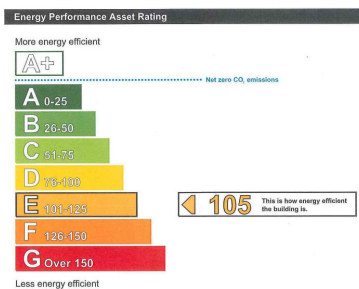
Store 5m x 7m (16'5" x 23')

Car Parking Space

BUSINESS RATES: The current Business Rating Assessment is **£5,000**

LEASE: The property is offered to let on a new Lease at a commencing rent of £6,750 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 NG31 6QF
Tel:01476 565371 email: grantham@EBGproperty.co.uk



www.EBGproperty.co.uk

email: grantham@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