

GRANTHAM – Unit 1, 30-40 London Road, NG31 6HJ Highly Prominent Retail Park Showroom



- **Prominent Retail Showroom on established Retail Park.**
- **6,871 sq ft (638.36 sq m) retail unit incl mezzanine, with substantial car park.**
- **New Lease available at £60,000 per annum.**
- **Adjacent to Farmfoods, Blockbuster, Dreams and Topps Tiles.**

Location

The property is located on a small Retail Park, fronting the A52 London Road on the edge of Grantham Town Centre. London Road is a major arterial route linking the town with Nottingham across the A1 to the west and Boston to the east.

The unit shares its section of the Park with **Farmfoods** and **Blockbuster**, whilst the section beyond is occupied by **Dreams** and **Topps Tiles**.

There is a **Sainsbury's Supermarket** across the road.

Description

The property comprises a substantial retail warehouse unit with ancillary staff kitchen and WC. The unit has the benefit of a half cover mezzanine floor which was installed by the tenant as a tenant's improvement.

Externally, there are approximately 22 customer parking spaces, with a further 26 shared with Farmfoods and Blockbuster.

Servicing is via a roller shutter door on the side elevation.

Accommodation

The unit provides the following approximate floor areas on a GIA basis:

GF	4,533 sq ft	421.15 sq m
Mezz	2,338 sq ft	217.21 sq m
TOTAL	6,871 sq ft	638.36 sq m

Business Rates

We understand from investigations of the VOA that the premises are assessed as follows:

Description:	Retail Warehouse & Premises
Rateable Value:	£62,000
Rates Payable 12/13:	£28,396

NB: Interested parties must rely on their own enquiries.

Planning

We understand that the premises have consent for their existing Class A1 Retail Use.

Interested parties should rely on their own enquiries of the Planning Department at South Kesteven District Council on 01476 406306.

Lease

The property is available by way of a new Lease for a term of 15 years.

Rent

£60,000 per annum.

Service Charge

A service charge is payable, further details upon request.

Energy Performance Certificate

The EPC is shown opposite.

VAT

All figures are exclusive of VAT unless otherwise stated.

Viewing/Information

Strictly by appointment with the sole agents:

Charles Trafford

Trafford **Oliver**

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Date

January 2013



Energy Performance Certificate

Non-Domestic Building

39-40 London Road
GRANTHAM
NG31 6HJ

Certificate Reference Number:
9777-3081-0024-0200-5425

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

A+	More energy efficient
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150 Less energy efficient

69 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	680
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	116.32

Benchmarks

Buildings similar to this one could have rating as follows:

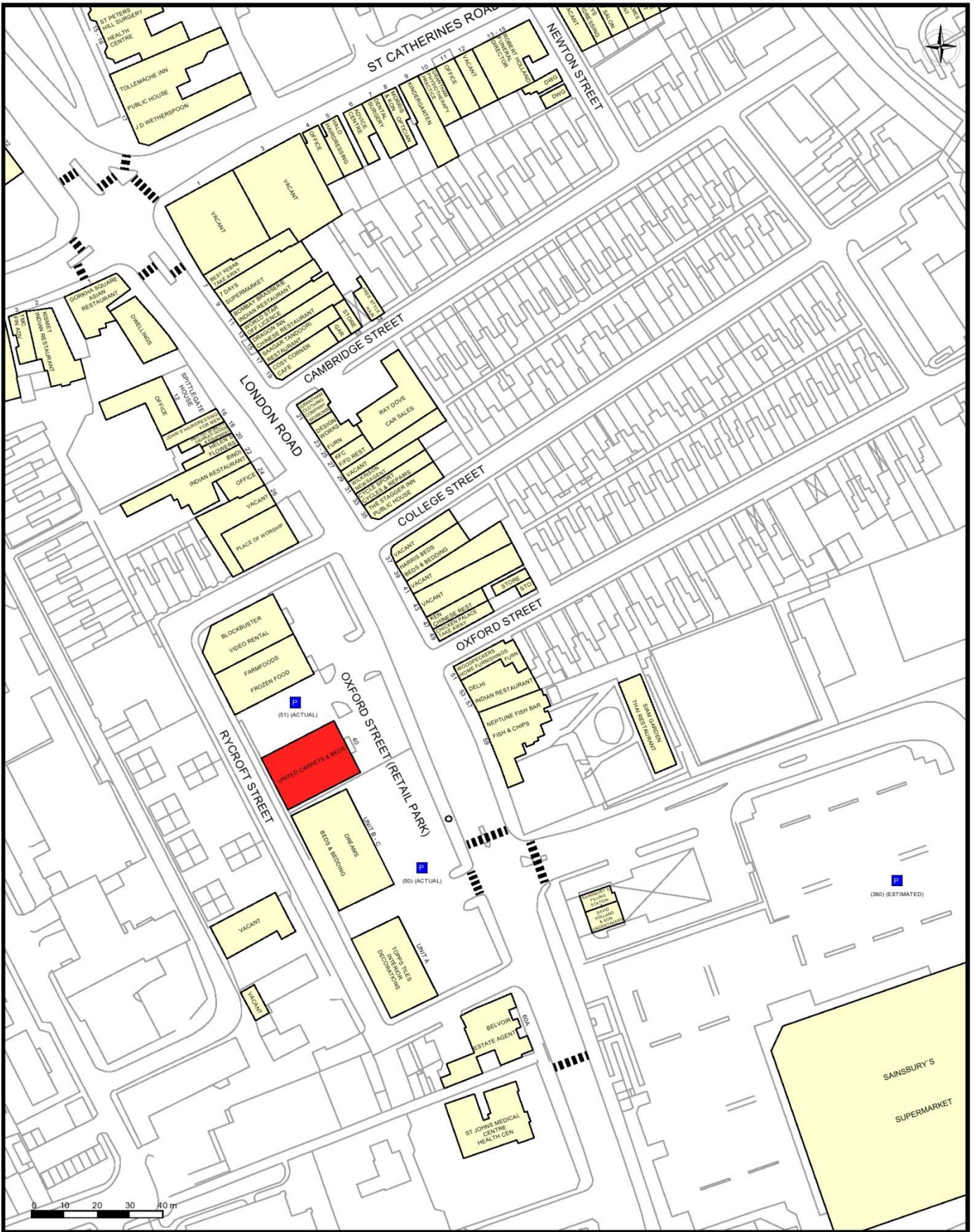
18	If newly built
49	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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Grantham



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