

## GRANTHAM – Unit 2B, 30-40 London Road, NG31 6HJ Highly Prominent Retail Warehouse Unit



- **Prominent Retail Showroom on established Retail Park.**
- **3,631 sq ft (337.32 sq m) retail warehouse unit, with substantial shared car park.**
- **New FRI Lease available.**
- **Adjacent to Farmfoods, Majestic Wine (opening soon), Dreams and Topps Tiles.**
- **FULLY OPEN Class A1 Retail Use.**

### Location

The property is located on a prominent 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 **what will soon be Majestic Wine** (who are taking a new Lease on the former United Carpets unit); 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 retail warehouse unit with ancillary staff kitchen and WC.

Externally, there are 48 shared customer parking spaces within a recently resurfaced car park.

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

### Accommodation

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

<b>GF</b>	<b>3,631 sq ft</b>	<b>337.32 sq m</b>
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### Business Rates

We understand from the VOA and the Local Authority that the premises are assessed as follows:

Description:	Retail Warehouse & Premises
Rateable Value:	£45,500
Rates Payable 13/14:	£21,430

*NB: Interested parties must rely on their own enquiries.*

### Planning

We understand that the premises have consent for: **OPEN Class A1 Retail Use.**

Planning enquiries in terms of proposed use should be directed in the first instance to the sole agents.

**TRAFFORD OLIVER**

17 Regent Street,  
Nottingham,  
NG1 5BS

**T: 0115 9598848**

**E:** [info@traffordoliver.co.uk](mailto:info@traffordoliver.co.uk) **W:** [traffordoliver.co.uk](http://traffordoliver.co.uk)

### Lease

The unit is available by way of a new effective Full Repairing and Insuring Lease for a term of 15 years.

### Rent

Rent on application.

### Service Charge

A service charge is payable, further details upon request.

### Energy Performance Asset Rating

The unit has been given an Energy Performance Asset Rating of **B (44)**. A copy of the EPC is available on request.

### Agent's Note

The unit is currently occupied by Blockbusters under revised flexible terms as a result of discussions following their administration. Our client has the ability of securing vacant possession on short Notice.

### VAT

All figures are exclusive of VAT unless otherwise stated, and VAT will apply.

### Viewing/Information

All viewings are strictly by appointment with the sole agents:

**Charles Trafford**

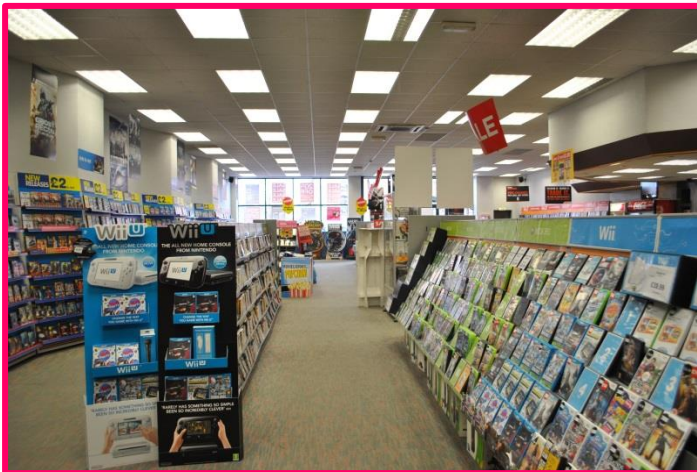
Trafford **Oliver**

T: 0115 9598848

E: [charles.trafford@traffordoliver.co.uk](mailto:charles.trafford@traffordoliver.co.uk)

### Date

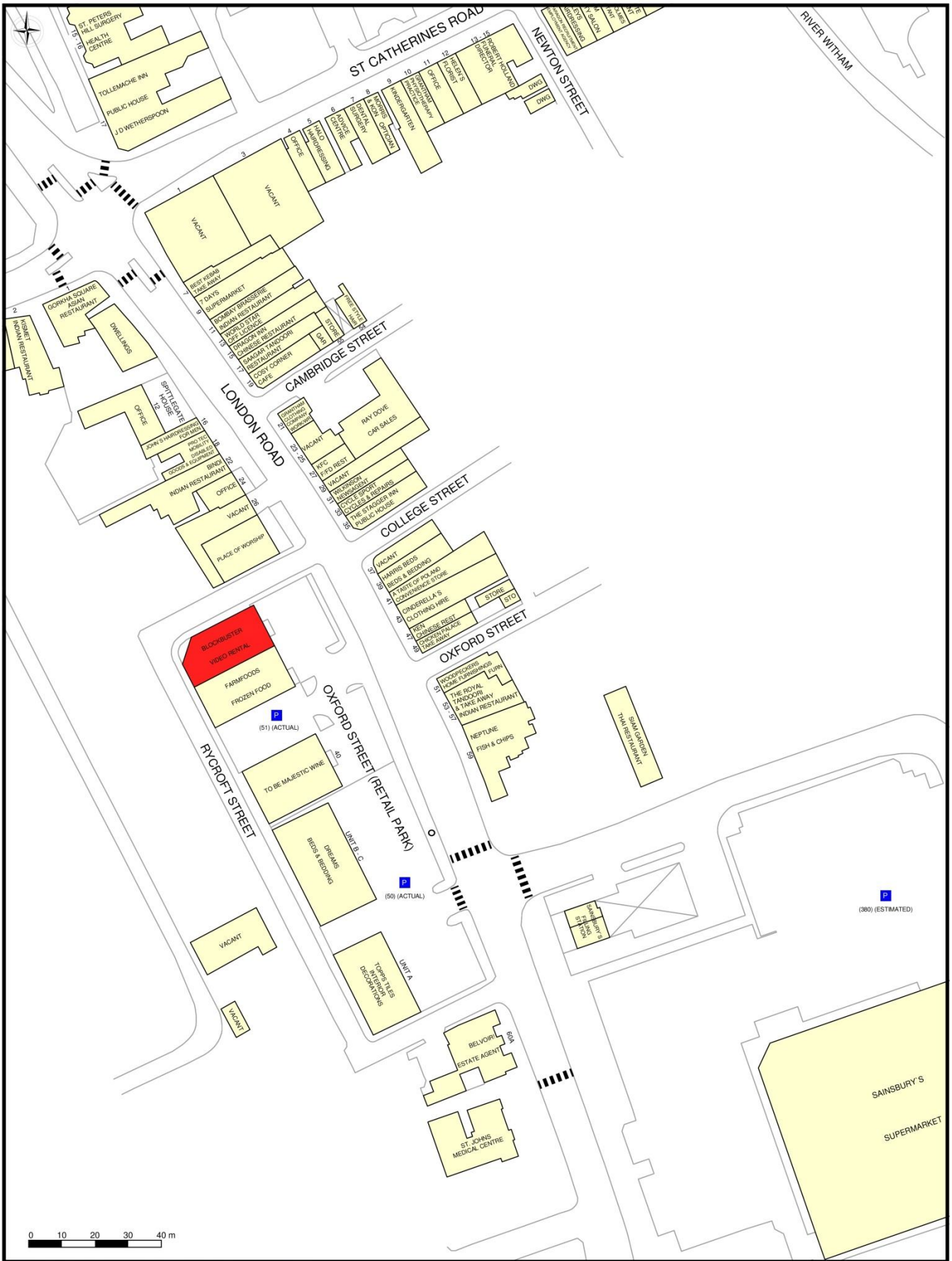
August 2013



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# Grantham



**goad** Network  
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[www.goadplans.co.uk](http://www.goadplans.co.uk)  
 0845 6016011  
[goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com)

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