

BUSINESS UNIT TO LET

On the instructions of Caunt Private Pension Trust



Unit 9, Inner Street Business Park, Inner Street, Grantham, Lincolnshire NG31 6HN

- Modern business premises
- Approx 917 sq ft (85 sq m) gross internal area
- On-site parking with CCTV
- 3-phase electricity
- Edge of town location close to McDonalds, Sally Hair & Beauty, Domino's
- Rent **£8,500 pax**

Location

Inner Street Business Park is located on the western edge of the town of Grantham, close to the main junction of the A52/A607 and with good access to the town centre and the A1 trunk road.

Grantham is an established market and commercial town in Lincolnshire, benefiting from excellent road and rail connections. The town is conveniently situated alongside the A1, providing easy access to the wider East Midlands and national road network, while direct main line rail services connect Grantham with London King's Cross in approximately 65 minutes.

Description

Unit 9 is a modern building of steel frame construction with brick and block to eaves and insulated profile sheet roof. It has an attractive glazed entrance to the main showroom/offices and electric roller shutter door.

The unit is ideally suited for a variety of commercial uses.

Accommodation

- Gross Internal Area 917 sq ft (85 m²) approx
- Highest point to the eaves is over 6m
- Electric roller shutter door which exceeds 3m high
- Toilet suitable for disabled use
- Kitchenette area

The unit is currently fitted with a suspended ceiling throughout, offering flexibility to retain or remove the ceiling to meet future occupier's requirements.

External

- Block paved central yard and parking area
- External lighting PIR operated
- CCTV recording of external areas
- 2m high rail fence and gates to front of site

Services

We understand that mains electricity (3-phase), water and drainage are all connected to the property, but interested parties should contact the relevant service companies to confirm this.

Business Rates

We are advised by South Kesteven District Council that the property currently has a rateable value assessed at £6,100 with approximate rates payable for the year 2026/27 of £2,635.

Small business rates relief may be available for this property, which could reduce the rates payable by 100% – please enquire directly with South Kesteven District Council, telephone 01476 406080.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of £8,500 per annum exclusive.

The rent is payable quarterly in advance by Direct Debit. Tenants will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease.

Note: an additional charge of 5% of the rent is payable by all tenants for maintenance of the common areas and the CCTV system.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of D (91). A copy of the certificate is available on request.

VAT

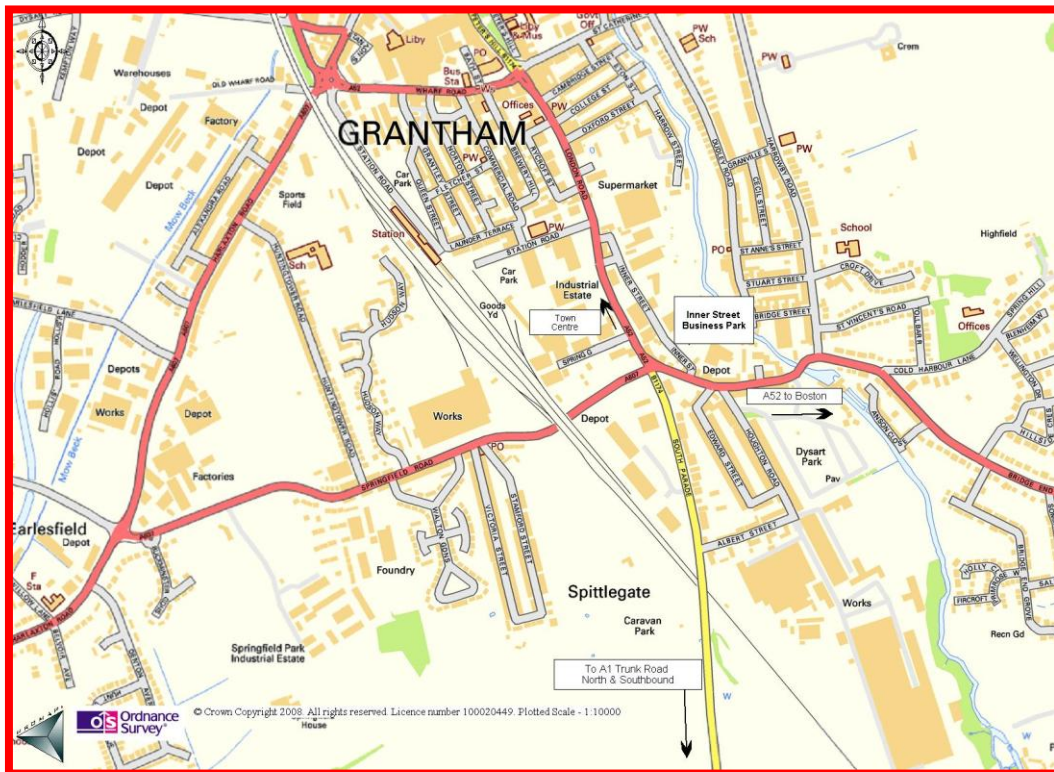
The rent and service charge are subject to VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in setting up the lease.

Viewing

By prior arrangement with Grantham Estates
tel. 01476 592960.



(location plan to be used for identification purposes only)

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