



Unit 2B, Jave Close
Grantham, Lincolnshire, NG31 7GR

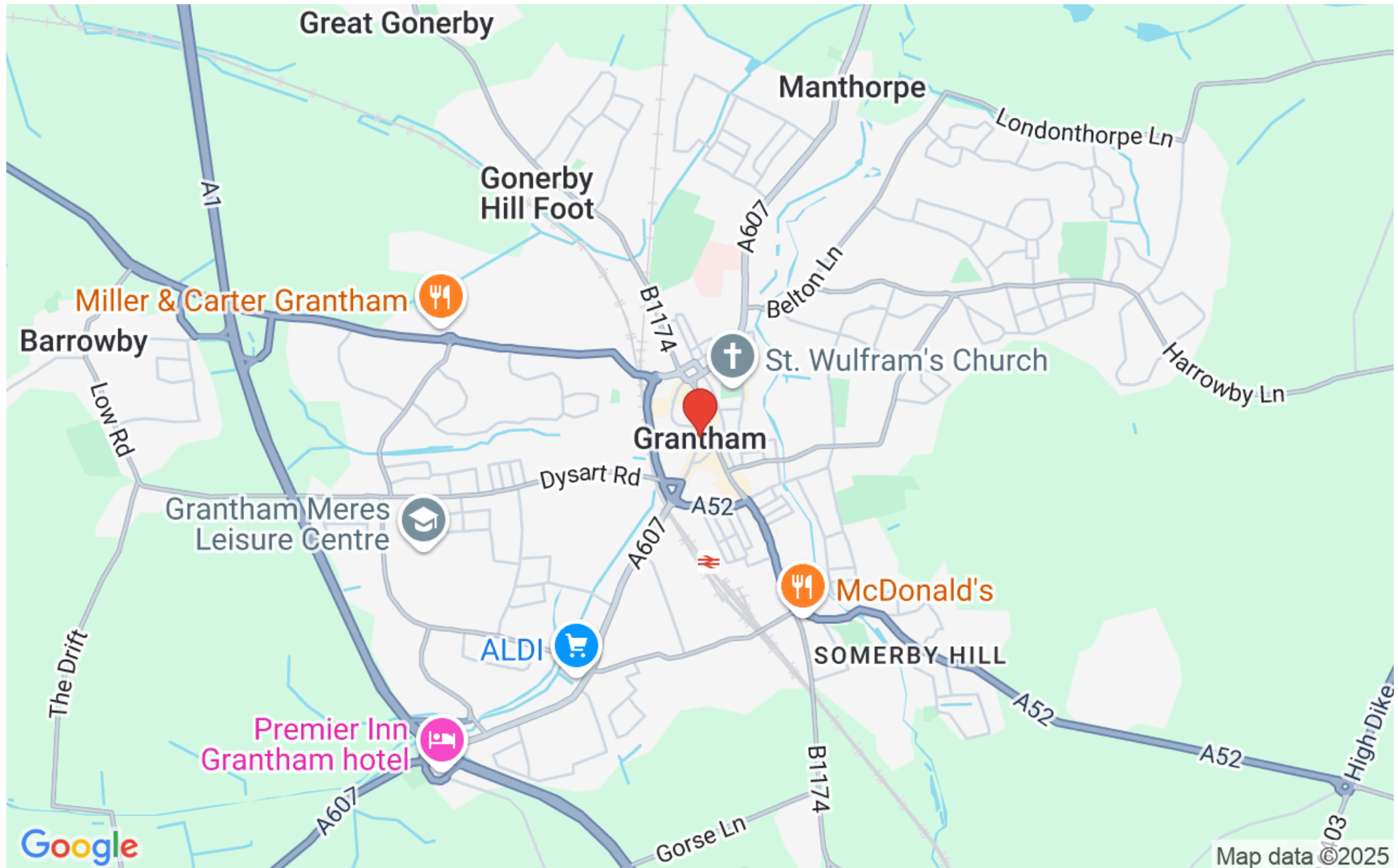
£24,000 pa

Details

- To Let
- Comprising offices, kitchen and workshop
- Internal fittings can be removed
- Trade Counter/Retail unit/offices
- 2 storey high quality space
- Overall Area 3622 sqft (336.4 sqm)
- Can be split
- Excellent Busy Road frontage position
- Public & customer car parking to the front
- Existing lease assignment 3 yrs remaining
- CEPC A (22)



Location



Overview

An excellent opportunity to take a lease assignment on this superb trade counter/retail/office space with a frontage onto Dysart Road. The unit is 2 storey and provides excellent quality space over 2 floors including retail counter area, offices, kitchen and workshop storage space which as been fully fitted to a high standard and can be adapted for retail and trade counter uses.



Location

The property is situated on Jave Close which is a modern trade counter, retail and industrial situated off Dysart Road in Grantham. The unit has an excellent side frontage onto Dysart Road. The property is situated in a highly prominent position within a 1/2 mile of the main town centre. Within a short distance of the train station which has a regular service to London King's Cross within 1 hour travelling time. Grantham is a market town within Lincolnshire situated on the banks of the River Witham and bounded to the west by the A1. It lies 23 miles south of Lincoln, 22 miles east of Nottingham. The population is in excess of 45,000 and expanding rapidly.



ACCOMMODATION

The property offers hi-spec quality accommodation which can be adapted into larger trade counter and retail space and workshop space. The overall space comprises 3622 sqft (336.4 sqm) over 2 floors

Ground Floor

Front reception/counter space

WCs

Kitchen

2 Offices

Workshop

Storage and back entrance



First Floor

Landing

Kitchen

Large general office

4 further cubicle offices to the sides and rear

The space has superb dividing walls which will remain, full climate control system and security system. The tenants will also consider selling office furniture if required. The premium to purchase the high-quality fixtures and fittings, dual air conditioning/heating units, glass modules, furniture, filing and storage units. is £25,000.



TENURE

The property is subject to an existing lease assignment and a copy of the lease can be made available. Any assignment will have to have approval from the landlord. This will require ID, AML, reference checks etc. The incoming tenant will also be responsible for the landlord's fees in connection with the assignment including their agents and lawyers fees. As of February there is 5 years remaining on the lease however the landlord is willing to extend for a longer term if required.

RATEABLE VALUE

The property has a rateable value of £26,500 in the April 2023 list.

CEPC

The property has a CEPC of A (22)

LEGAL COSTS

Each party to pay their own legal costs. The assignee is responsible for the landlord's legal and surveyors fees for consent to the assignment.

VAT

The rent and premium are exclusive of VAT if applicable. The rent of £24,000 pa includes VAT.



LOCAL AUTHORITY
South Kesteven District Council

Council Offices

The Picture House

St Catherines Road

Grantham

NG31 6TT

Tel 01476 406040

Email customerservices@southkesteven.gov.uk

VIEWINGS
Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



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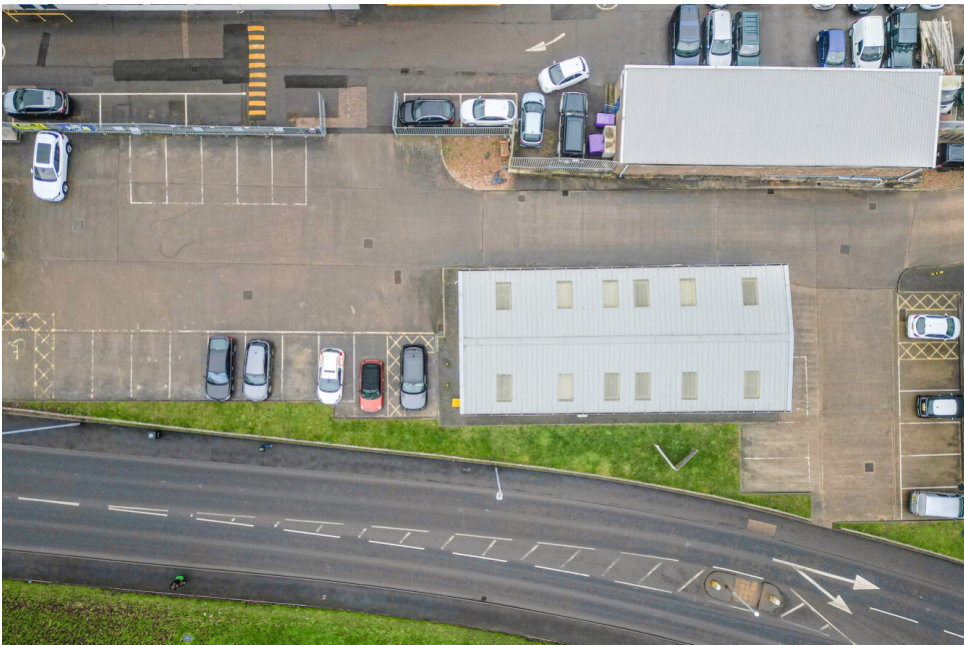
Approximate Area = 3622 sq ft / 336.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Pygott & Crone. REF: 1231072







Unit 2B, Jave Close, Grantham
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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