

**POUNDLAND &
GREGGS
NOW TRADING**

On the Instructions of



**GRANTHAM NG31 6EE
Isaac Newton Shopping Centre**



Location

The available units are situated in prime locations within the centre in close proximity to the **Morrisons** food store, **Poundland**, **Specsavers**, **Shoe Zone**, **Peacocks** and **Thorntons**.

The Isaac Newton Centre is Grantham's primary shopping centre with other retailers within the scheme including **Holland & Barrett**, **Costa**, **Thomas Cook**, **Superdrug** and **JJB**.

Accommodation

The units comprise the following approximate floor areas:

	Sq m	Sq ft
Unit 4		
Ground Floor	56.95	613
First Floor	37.35	402
Unit 7		
Ground Floor	25.64	276
Unit 13		
Ground Floor	76.73	826
Unit 22		
Ground Floor	100.24	1,079
First Floor	31.77	342
Unit 25		
Ground Floor	118.82	1,279
First Floor	71.53	770
Unit 26/27		
Ground Floor	263.47	2,836
First Floor	241.17	2,596

Note: These areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenants.

Planning

The units benefit from Class A1 planning permission.

Terms

The units are available to let by way of new full repairing and insuring leases for terms to be agreed, subject to 5 yearly upward only rent reviews at the following commencing rentals:

Unit 4	£36,850 per annum exclusive
Unit 7	£17,000 per annum exclusive
Unit 13	£18,000 per annum exclusive
Unit 22	£41,300 per annum exclusive
Unit 25	£44,500 per annum exclusive
Unit 26/27	£87,500 per annum exclusive

The initial annual service charge and building insurance for the units will be in the region of:

Unit 4	£2,160/£400
Unit 7	£580/£160
Unit 13	£1,300/£280
Unit 22	£2,800/£665
Unit 25	£2,500/£600
Unit 26/27	£9,800/£2,100

Rating

We are verbally advised the 2010 Rateable Values for the units are:

Unit 4	£34,750
Unit 7	£16,000
Unit 13	£17,750
Unit 22	£39,500
Unit 25	£44,000
Unit 26/27	£95,500

The UBR for 2011/2012 is 43.3p, except for Units 7 and 13 where it is 42.6p.

Incentives

Incentives are available to ingoing tenants subject to covenant status and length of lease taken.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through joint agents.

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