

Retail Units

TO LET

Short Term Let Available

Retail & Leisure

**6 MONTHS
RENT FREE**

On the Instructions of



**UNIT 18
UNDER OFFER**

GRANTHAM NG31 6EE

The Pantiles/Welby Street, Isaac Newton Shopping Centre



Location

The available units are situated on The Pantiles and Welby Street, the former providing the link between the main mall in the centre and the adjacent bus station, the latter adjacent to one of the entrances to the centre and opposite the pedestrian access to the Guildhall Street car park.

The Isaac Newton Centre is Grantham's primary shopping centre, anchored by a **Morrisons** food store with other notable retailers including **Specsavers**, **Costa**, **Peacocks**, **Holland & Barrett**, **Thorntons** and **Superdrug** amongst others.

Description

The available units are arranged over ground floor only, Unit 13 being fully fitted and Unit 18 partially fitted with suspended ceiling and integrated lighting. Unit 18 also benefits from rear servicing.

Planning

The units benefit from Class A1 planning permission.

Rating

We are verbally advised the 2010 Rateable Values for Units 13 and 18 are £17,750 and £12,750 respectively, the UBR for 2010/2011 being 40.7p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

Accommodation

The units comprise the following approximate floor areas:

	Sq m	Sq ft
Unit 13	76.73	826
Unit 18	102.19	1,100

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

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 13	£18,000 per annum exclusive
Unit 18	£13,000 per annum exclusive

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

Unit 13	£1,300/£280
Unit 18	£1,300/£390

We are also able to offer short term lets of the units. Details upon application.

Incentives

An incentive equivalent to 6 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

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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For further opportunities please visit
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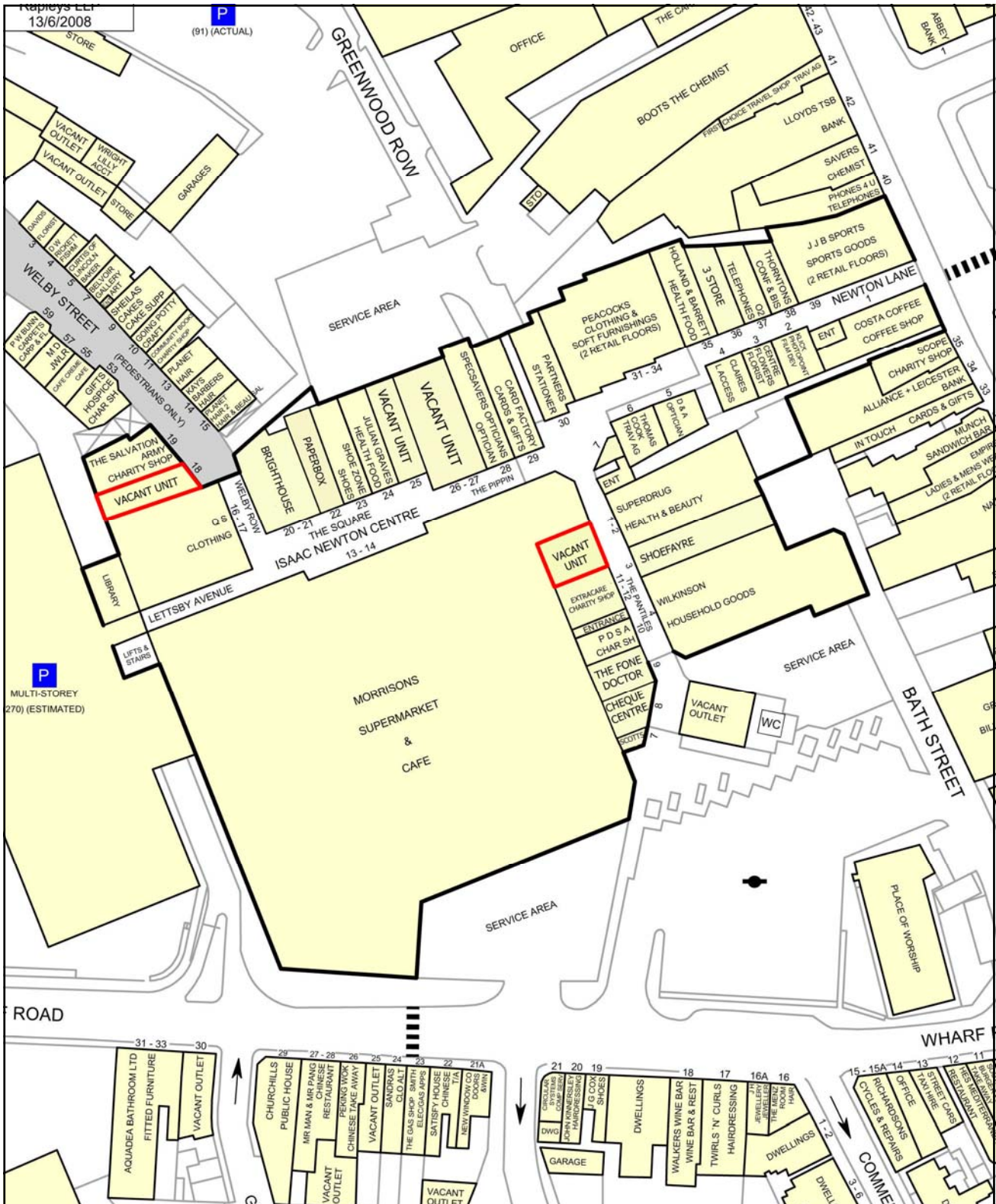
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