

# Fully Fitted Café Premises

To Let



Café, Guildhall Arts Centre, St Peter's Hill, Grantham  
NG31 6PY

#1238117/2026B



# Café, Guildhall Arts Centre

St Peter's Hill, Grantham, NG31 6PY



## Agreement

To Let



## Detail

Fully Fitted Café  
Premises within the  
heart of Grantham Town  
Centre



## Rent

Rental offers invited as  
part of an Expression of  
Interest, which is to be  
submitted by 5:00pm  
on 27 March 2026.



## Size

Ground Floor:  
95 sq m (1,024 sq ft)

First Floor:  
31 sq m (340 sq ft)



## Location

Grantham, NG31 6PY



## Property ID

#1238117/2026B

**For Viewing & All Other Enquiries Please Contact:**



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Surveyor

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## Property

The property comprises a fully fitted café premises within the Guildhall Arts Centre on St Peter's Hill, within the heart of Grantham Town Centre.

Occupying part of the ground floor of this popular Community Venue, the Guildhall Arts Centre is predominantly a receiving theatre, operated by South Kesteven District Council, bringing in professional touring shows. Alongside this, the Arts Centre is also a hub for workshops and community activities, with the rooms within the centre available to rent by local businesses and other organisations.

The café, now being offered to let by the Council, serves visitors and staff using the Arts Centre to attend events and is laid out to provide an attractive seating area with separate back of house and staff areas.

Please note that the café will be let fully fitted and an inventory of the fixtures and fittings to be included in the letting can be provided in due course.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	95	1,024
First Floor Ancillary	31	340
<b>Total NIA</b>	<b>126</b>	<b>1,364</b>

## Energy Performance Certificate

Rating: To be confirmed

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** South Kesteven District Council  
**Description and Rateable Value:** Forms part of the wider assessment for the Guildhall Arts Centre

## Tenure

The property is available **To Let** on a new lease for a term of years to be agreed. The lease will be contracted out of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954. As part of their Expressions of Interest (EOI), parties should confirm the length of lease that they are prepared to enter into. The lease will be subject to the payment of a quarterly rent and service charge, as referred to below.

## Rent

Rental offers are invited as part of the Expression of Interest referred to below.

The rental offer should confirm the rent offered on an annual basis and will be payable quarterly in advance.

## Expressions of Interest

The Council are inviting Expressions of Interest on the basis of the terms set out in the Tenure section above.

Further details of the information that should be submitted as part of an Expression of interest and how these different items will be assessed and scored by the Council, are set out on the attached document. These EOI should be submitted to BGT Eddisons by no later than **27 March 2026**.

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the building, together with the utilities consumed and Business Rates applicable to the building.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



## Location

The café is located within the ground floor of the Guildhall Arts Centre, which, in turn, is situated in a prominent town centre location on St Peter's Hill in Grantham.

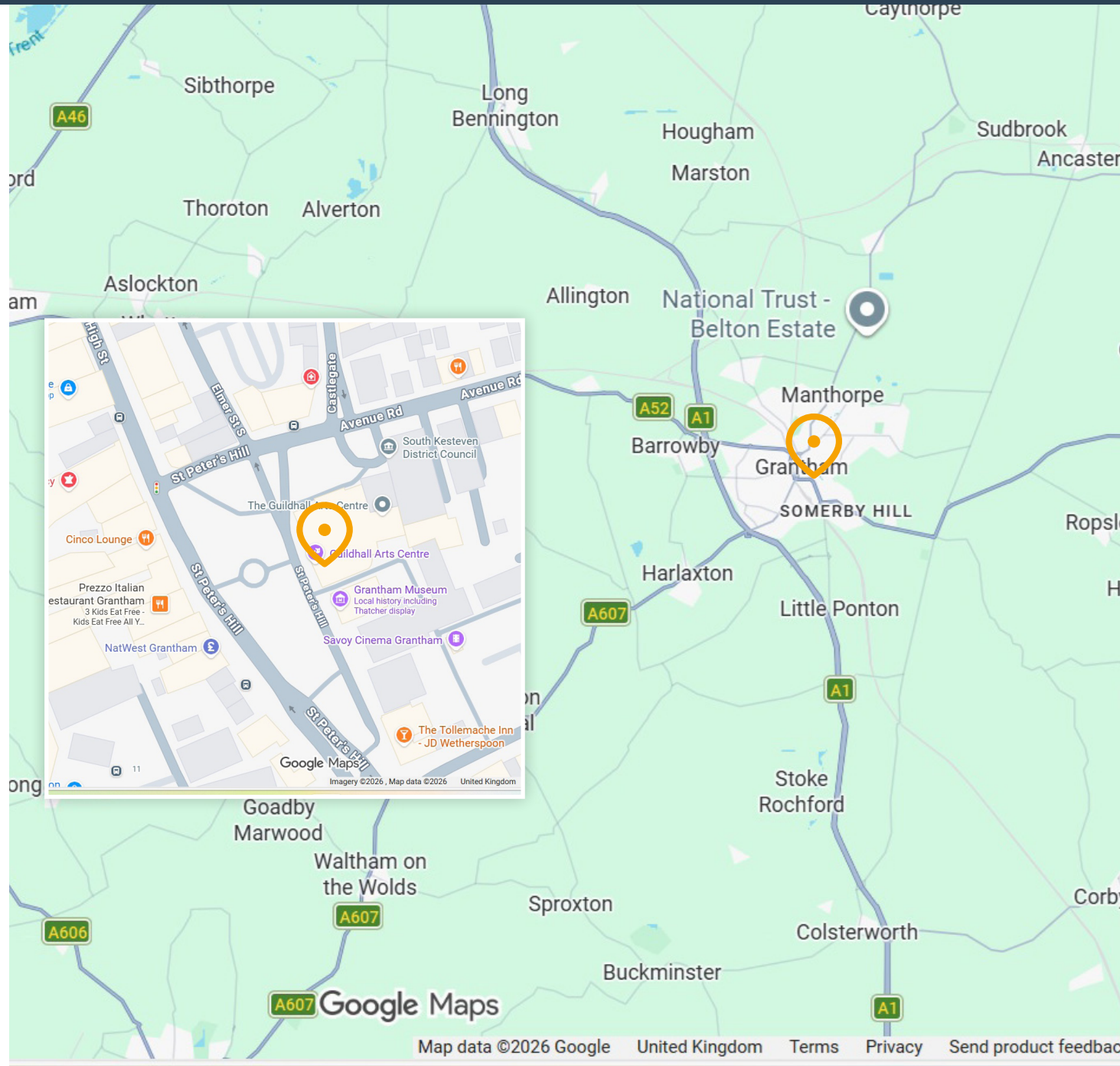
The area has seen significant public realm improvements in recent years.

Immediately to the east of the property is the town's Savoy Cinema, which continues to generate good footfall within the area.

Grantham's prime shopping street is St Peter's Hill and the town's main shopping centre, The Sir Isaac Newton Shopping Centre, is situated directly opposite the subject property.

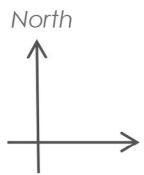
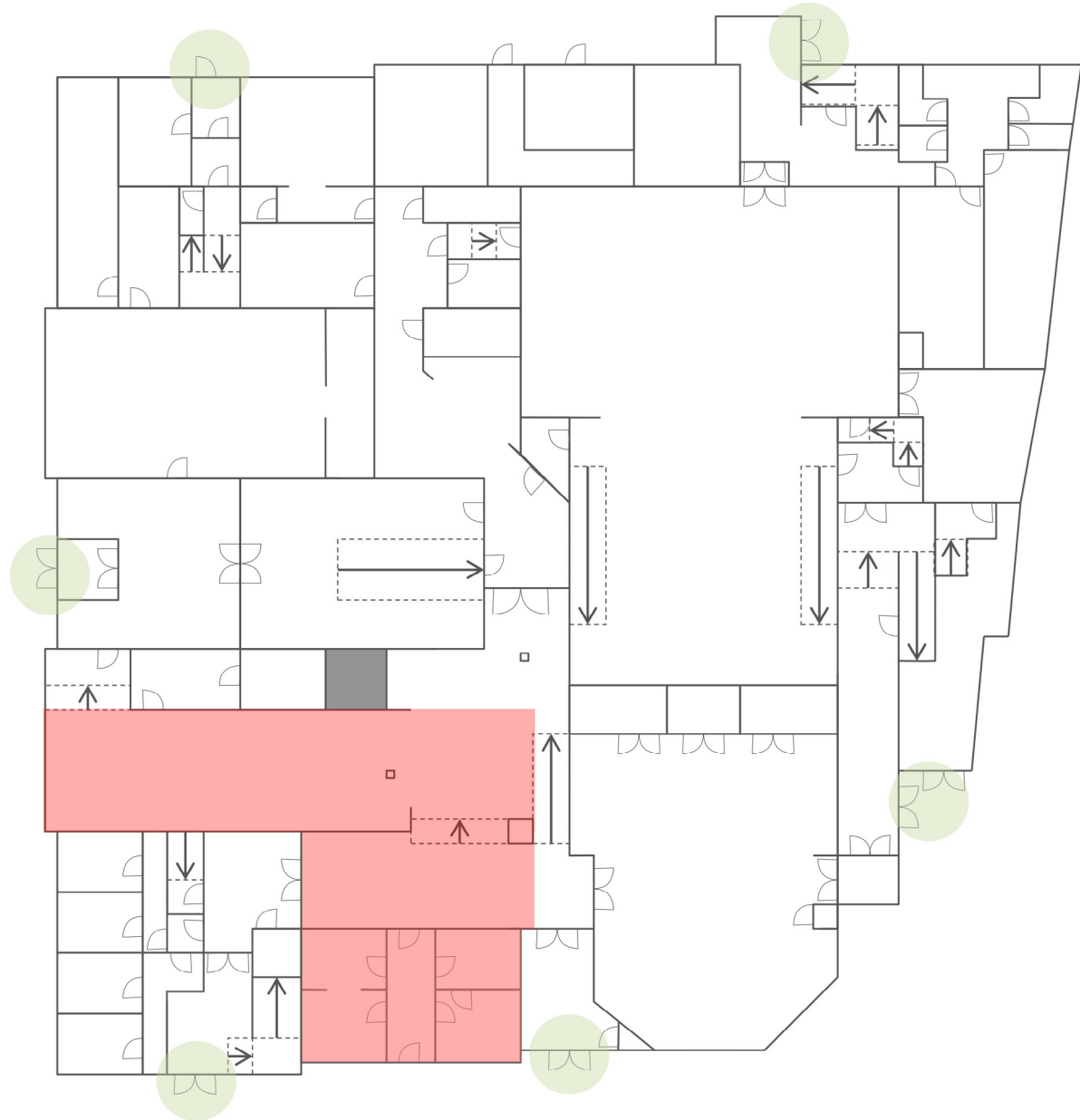
Grantham is an historic and popular South Lincolnshire Market Town that straddles the London to Edinburgh East Coast Main Line and is bounded to the west by the A1 north/south trunk road. It lies approximately 23 miles south of Lincoln and 22 miles east of Nottingham. Grantham has a population of circa 45,000 and a large affluent catchment of close to 120,000.

The Town provides a good range of local facilities and educational centres including one of the best regarded secondary schools in the county, The King's School, Kesteven and Grantham Girls' School, a new university centre serving the whole district, and various shopping centres, as referred to above, all of which are located within easy walking distance of the subject property.

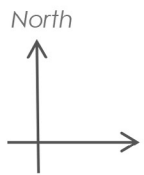
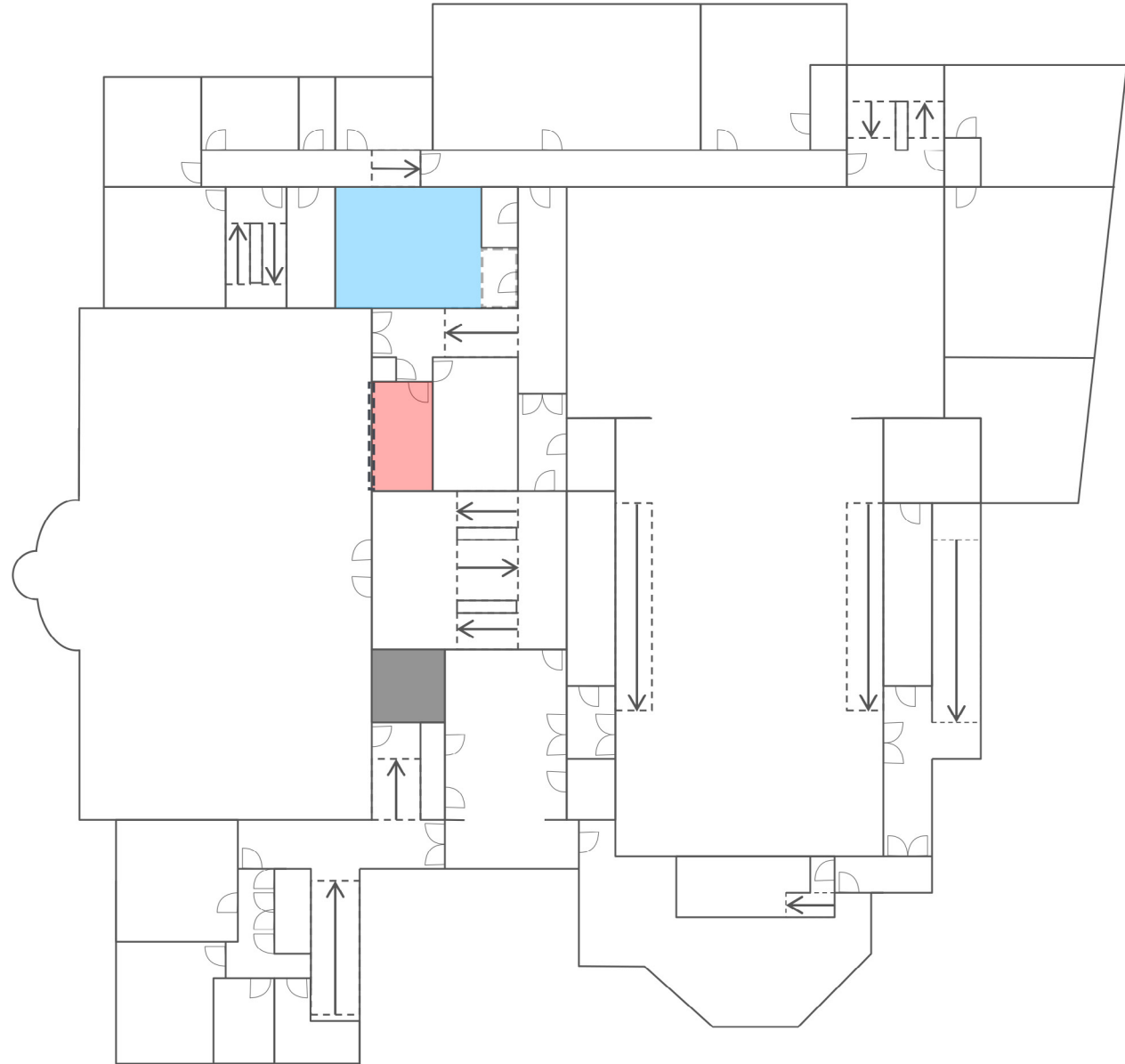








Ground Floor Plan



First Floor Plan

**Expressions of Interest Requested for The Café, Guildhall Arts Centre, St Peter's Hill, Grantham, PE31 6PY**

South Kesteven District Council are looking to bring the marketing of the above property to a conclusion by early summer 2026, so are now inviting interested parties to submit **Expressions of Interest** to take on a **Lease of café of the property** by 5.00 PM on 27<sup>th</sup> March 2026.

In connection with this we would therefore ask that you confirm the following information to us by the closing date above :

1. The Identity of the Interested party or legal entity who it is proposed will take on the lease of the property.
2. The Solicitors who will be acting on your behalf in the legal formalities. The chosen party will be required to enter into the agreement for lease/lease within 28 days of the receipt of a full legal pack from the Landlords solicitors.
3. Your written and illustrative proposals for how you would intend operating the café. **Guide max words 1,000. Scoring 20%.**
4. A summary of your experience of running a café of this nature. **Guide max 1,000 words. - Scoring 25%**
5. Background financial information on you and or your company who will be entering into the lease, including the number of years you have been trading and copies of trading accounts for you for the previous 3 years if you are already operating and if this is a new company how you are proposing to fund the initial startup costs. **Scoring 20%.**
6. How long a lease you are proposing that the Council grant you and the annual rent you are willing to offer to rent the fully fitted cafe premises – **Scoring 35%**

Please note that we have set out after each of the relevant questions above, the weighted scoring that will be attributed to each of the answers provided by you, in the Councils evaluation process of the proposals that are received.

Please return to [james.butcher@eddisons.com](mailto:james.butcher@eddisons.com) by the deadline date above.

In the meantime any queries then please email these to James Butcher at the above address.