

## **Prominent Town Centre Site and Buildings To Let**

*On the instructions of Grantham Investments Limited*



### **Former Jewson's Site and Depot Wharf Road, Grantham, Lincolnshire, NG31 6BJ**

- Mixed-use site comprising brick, timber and portal framed buildings, set within a secure yard.
- Total site area of approximately 1.56 acre with 15,458 sq ft (1,438 sq m) of existing buildings.
- On-site parking and loading areas.
- Prominent roadside frontage within town centre with convenient access to the A1 and A52.
- Suitable for a mixture of commercial uses, including trade counter operations.
- Rent Subject to Negotiation.

## Location

This former builder's merchant premises and yard is located within the town centre on Wharf Road and is within walking distance to Grantham Railway Station.

Grantham has a population of approximately 44,580 (Census 2016) and provides an excellent location with easy access to the A1 and main line train services with a journey time to London King Cross of approx 65 minutes.

## Accommodation

The property currently comprises a combination of characterful brick-built accommodation alongside large-span timber and portal frame warehouses, providing flexible space that can be adapted to suit a wide range of business requirements.

### Building 1

Brick built showroom, offices and part 2-storey with suspended ceiling, glazed entrance doors and space heater.

Approx 5,157 sq ft (481 sq m).

### Building 2

Timber framed and timber clad store with concrete floor and range of electric roller shutter doors, pedestrian doors and double-height doors.

Approx 8,116 sq ft (754 sq m).

Eaves range from approx. 15 ft (4.7m) to 20 ft (6m).

### Building 3

Insulated portal framed store with concrete floor, electric roller shutter door and pedestrian door.

Approx 2,185 sq ft (203 sq m).

Eaves approx. 13 ft (4.3m).

## External

The site has a prominent roadside frontage offering strong visibility and is arranged to provide a secure yard, ideal for vehicle circulation, open storage, car parking and loading areas.

## Services

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

## Business Rates

The site currently has a Rateable Value of £50,000 with rates payable for the year 2026/27 of approximately £21,600. Confirmation of the payable amount should be confirmed by South Kesteven District Council.

## Tenure

The site and properties are available To Let by way of new full repairing and insurance leases for terms to be negotiated. 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. Rent on application, please call to discuss.

## Energy Performance Certificate

Where applicable, an EPC will be commissioned and made available on request.

## VAT

The rent payable is subject to VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation of a new lease.

## Viewing

By prior arrangement with

**Grantham Estates Tel: 01476 592960**



External photo showing brick building at the front of the site



Internal photo of brick building



Timber framed building in the middle of the site



View of site looking towards main entrance



(location plan to be used for identification purposes only)

Misrepresentation Clause: Grantham Estates for themselves and for the vendor or lessor of the property for whom they act, give notice that: (1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) Grantham Estates cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (3) Grantham Estates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (4) the reference to any plant, machinery, equipment, services, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.