

TO LET

£12,000 Plus VAT Per Annum

25 25 St. Catherines Road, Grantham, NG31 6TT



- Office Premises
- Self Contained
- Gas Fired Central Heating
- Good Parking
- Excellent Location
- Garden To Rear
- NIA- 130.86 sq m (1,409 sq ft)
- Suitable For Range Of Uses (STP)

Lindpet House  
5 Market Place  
Grantham  
NG31 6LJ

01476 930891

[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



## **LOCATION**

The property is located along St Catherine's Road which is in close proximity to the town centre and benefits from a public car park opposite. The wider area comprises a typical town centre with a variety of shops, commercial units and residential. Grantham is a growing market town with a current population of approximately 45,000 and benefits from great connectivity with the A1 Great North Road close by as well as The East Coast Mainline running through, linking it to London and the North. Grantham is located approximately 15 miles South of Newark and 23 miles North of Stamford.

## **DESCRIPTION**

This substantial four storey property is of traditional brick construction under a pitched slate roof. The ground, first and second floor accommodation comprises a variety of different size offices with kitchenette and W.C. There is a large basement providing ancillary office / storage space and an enclosed garden to the rear. The property benefits from good off-road parking, carpeted floors throughout and gas fired central heating.

## **ACCOMMODATION**

We have calculated the net internal floor areas to be as followed;

Basement- 41.37 sq m (445 sq ft)  
Ground Floor- 30.5 sq m (332 sq ft)  
First Floor- 40.31 sq m (434 sq ft)  
Second Floor- 18.68 sq m (201 sq ft)

TOTAL NIA- 130.86 sq m (1,409 sq ft)

## **SERVICES**

We understand that mains electricity, water, gas and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

## **BUSINESS RATES**

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: To be confirmed

Interested parties should make their own enquiries as to the amount of rates payable.

## **TERMS**

The property is available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent of £12,000 plus VAT per annum.

## **VAT**

We understand that VAT will be charged.

## **EPC**

Energy rating: D

## **LEGAL COSTS**

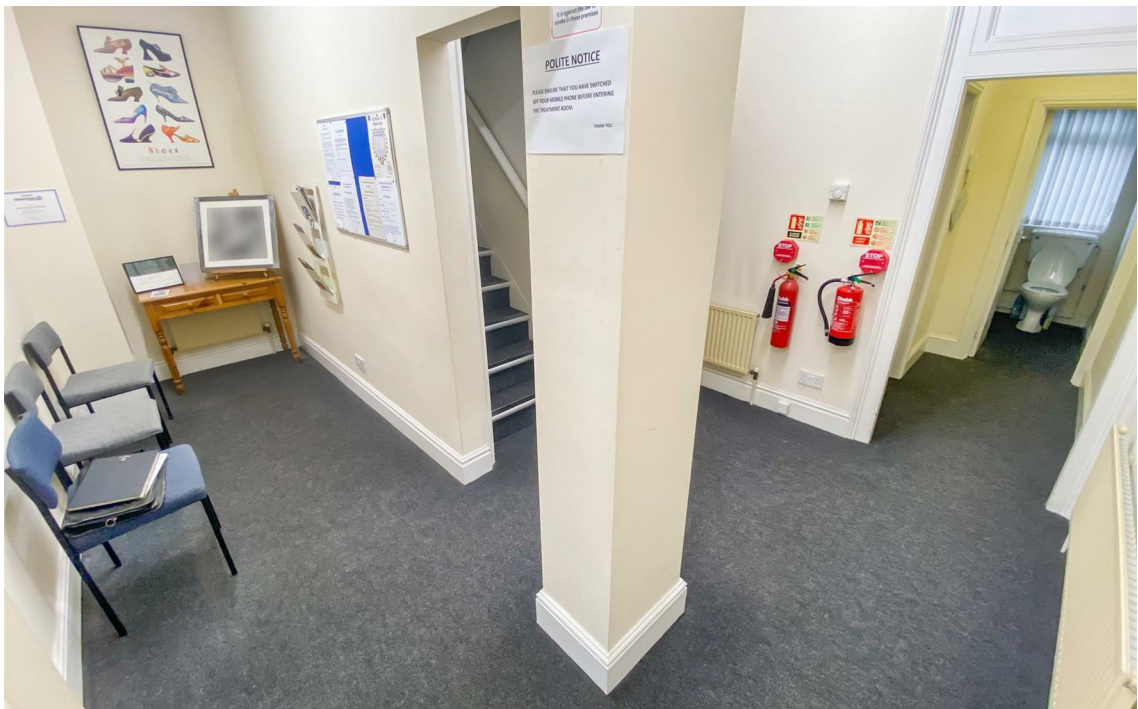
Each party to pay their own legal costs incurred.

## **VIEWING**

For an appointment to view or further information please contact;

Charlie Burrows

e: [charlieb@commercialist.co.uk](mailto:charlieb@commercialist.co.uk) t: 07923 448308









**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.