



**SITUATION**

Located just off the High Street, the town's main retail thoroughfare, and amongst such occupiers as Ask, Lloyds Pharmacy, Dorothy Perkins, Barnardos, Thomas Cook and only a short distance from The George Shopping Centre. Grantham is an attractive town which lies some 20 miles east of Nottingham with excellent road access via the A1, A52 and A607.

**PROPERTY**

An attractive Grade II Listed building comprising a **Ground Floor Retail Unit with A2 use** plus internal access to **Offices** on two upper floors and **Basement Storage**.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Retail Unit**

Gross Frontage	36'5"	Internal Width	30'11"
Built Depth	46'6"		
Sales Area	Approx	625 sq ft	
Office/Store Area	Approx	370 sq ft	

**Basement**

Storage Area	Approx	385 sq ft
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**First Floor Offices**

Area	Approx	765 sq ft
2 WCs		

**Second Floor Offices**

Area	Approx	845 sq ft
WC		

**Total Area** **Approx 2,990 sq ft**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Chesterton Global Ltd (not in occupation) (Property Consultants and Estate Agents with 70 UK offices and 15 International offices)** for a term of 15 years from 25th December 1999 at a current rent of **£23,600 per annum** exclusive.

**Rent Review December 2011 (Outstanding)**

**£23,600 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**



**VENDOR'S SOLICITORS**  
Warners - Tel: 01732 770 660  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts