LOT 14

14 Finkin Street, Grantham, Lincolnshire NG31 6QZ



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.**

FREEHOLD

VAT is payable in respect of this Lot

ACCOMMODATION

Total Area	Approx 2,990 sq ft		
WC			
Area	Approx	845 sq ft	
Second Floor Offices			
2 WCs			
Area	Approx	765 sq ft	
First Floor Offices		·	
Storage Area	Approx	385 sq ft	
Basement		·	
Office/Store Area	Approx	370 sq ft	
Sales Area	Approx	625 sq ft	
Built Depth	46'6"		
Gross Frontage	36'5"	Internal Width	30'11"
Ground Floor Retail Ur	nit		

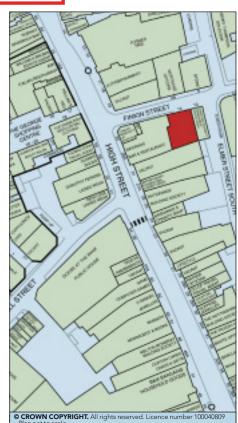
TENANCY

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)



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



VENDOR'S SOLICITORS Warners - Tel: 01732 770 660 Ref: B Wass Esq - Email: bill.wass@warners-solicitors.co.uk

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