



## SITUATION

Located opposite the junction with Avenue Road in the main retailing thoroughfare of the town, adjacent to **Boots** and **Lloyds Bank** and amongst such other multiple retailers as **Savers, Costa, B&M Bargains, WHSmith, Scrivens, Tui** and many others. Grantham is an attractive market town which lies at the junction of the A1 with the A52 some 22 miles east of Nottingham.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	12'4"
Internal Width	9'8" (max)
Shop Depth	41'2"
Built Depth	61'0"
WC	

### First Floor

Office/Store Area	Approx. 150 sq ft
Kitchen/Staff Area	Approx. 125 sq ft plus WC

**VAT is NOT applicable to this Lot**

**FREEHOLD**



## TENANCY

The entire property is let on a full repairing and insuring lease to **M. Metinkaya (t/a Kings Barbers – see Note)** for a term of 15 years from 9th March 2020 at a current rent of **£12,500 per annum** exclusive.

**Rent Reviews 2023 and 3 yearly**

**Tenant's Break 2025**

**Note: We understand the tenant trades from other towns as Kings Barbers including Huntingdon, Newark and Downham Market.**

**£12,500** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

## Vendor's Solicitors

Sylvester Amiel Lewin & Horne LLP  
Tel: 020 8446 4000 Ref: Jonathan Horne  
Email: jonathanhorne@sylvam.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**