# TO LET £36,000 Plus VAT Per Annum

## The Eden, 6 Market Place, Grantham, NG31 6LJ

- Leisure Premises
- To Be Refurbished
- NIA- 422.12 Sq m (4,544 Sq ft)
- Courtyard To Rear
- Free House
- Bar / Restaurant
- Busy Town Centre Location
- Potential For Living Accommodation
- Prominant Frontage
- New Lease- Nil Premium

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk

COMMERCIAL LIST

**LOCATION**
The Eden occupies a prominent position in the Market Place in the centre of Grantham within the established bar/nightclub circuit. The wider area comprises a typical town centre with a variety of shops, commercial units, café's and restaurants and professional services. 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 listed building which for many years was known as The Granby, is a an attractive three story building under a pitched slate and tiled roof. The ground floor comprises extensive seating and bar areas, a conservatory and ladies and gents WC's. To the rear there is a kitchen and food preparation area. The extensive first and second floors can be used as offices, staff rooms or living accommodation. To the rear of the property there is an attractive paved courtyard, as well as an external store. The property benefits from a prominent frontage onto the busy Market Place, gas fired central heating, air conditioning and a large cellar.

Please note that the building is to be refurbished prior to a new lease being granted.

**ACCOMMODATION**
We have calculated the net internal floor area to be as followed;

Ground floor- 213.57 sq m (2,299 sq ft)
First floor- 90.49 sq m (974 sq ft)
Second floor- 68.18 sq m (734 sq ft)
External store- 49.88 Sq m (537)
Basement / cellar- TBC

Total NIA- 422.12 Sq m (4,544 Sq ft)

**SERVICES**
We understand that mains electric, gas, water 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 though the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £24,250

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 £36,000 plus VAT per annum.

**EPC**
Energy rating: C

**VAT**
We understand that VAT will be charged.

**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@commerciallist.co.uk t: 07923 448308

**AGENTS NOTE**
Under the Estate Agents Act of 1979, we hereby give notice that an employee of Commercial List is a relative of the owner of this property.

**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.