

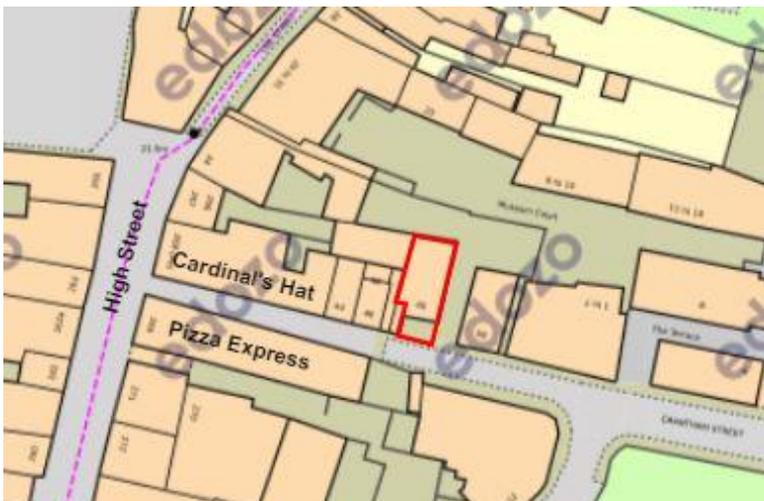


## Ground Floor Showroom/Workspace To Let 40 Grantham Street, Lincoln, LN2 1LW

**Rent £10,500 Per Annum**

Due to business relocation, we are pleased to offer this City Centre Business Unit suitable for a variety of retail/office/business uses located on Grantham Street, directly off Lincoln's High Street, within the prime City Centre district. The unit extends to 62 sq.m (667 sq.ft) and has been recently refurbished to include a glazed frontage, disabled access compliant WC and kitchen facility. The property further benefits from a secure roller shutter door and a forecourt frontage, potentially suitable for display purposes or parking.





#### LOCATION

Grantham Street is located directly off High Street within the prime City Centre business district located to the rear of the Cardinals Hat Public House and immediately opposite Pizza Express.

#### DESCRIPTION

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#### SERVICES

Mains electricity, water and drainage are connected. Electric heaters are installed.

EPC Rating - Not Applicable - Grade II Listed Building.

## LEASE TERMS

The premises are available to let under the terms of a new Full Repairing & Insuring Lease for a number of years to be agreed. The incoming Tenant is responsible for the Agent's referencing fee of £150 inc VAT together with the Landlord's reasonable legal costs incurred in producing the Lease. Further details are available on request.

A deposit may also be payable.

## BUSINESS RATES

Rateable Value – To be confirmed.

Small Business Multiplier (2025/2026) 49.9p in the £.  
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

## VAT

VAT is not chargeable in addition to the rent.

## SERVICE CHARGE

The lease will include provision for the tenant to contribute to a service charge for the upkeep and maintenance of the common parts and shared facilities (i.e. Common parts and shared facilities would be the entire roof to the building, walls, external courtyard areas, parking entrance, drainage etc).

## VIEWINGS

By prior appointment through Mundys.

## AGENTS NOTE

The internal photographs within this marketing are for illustration purposes only.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

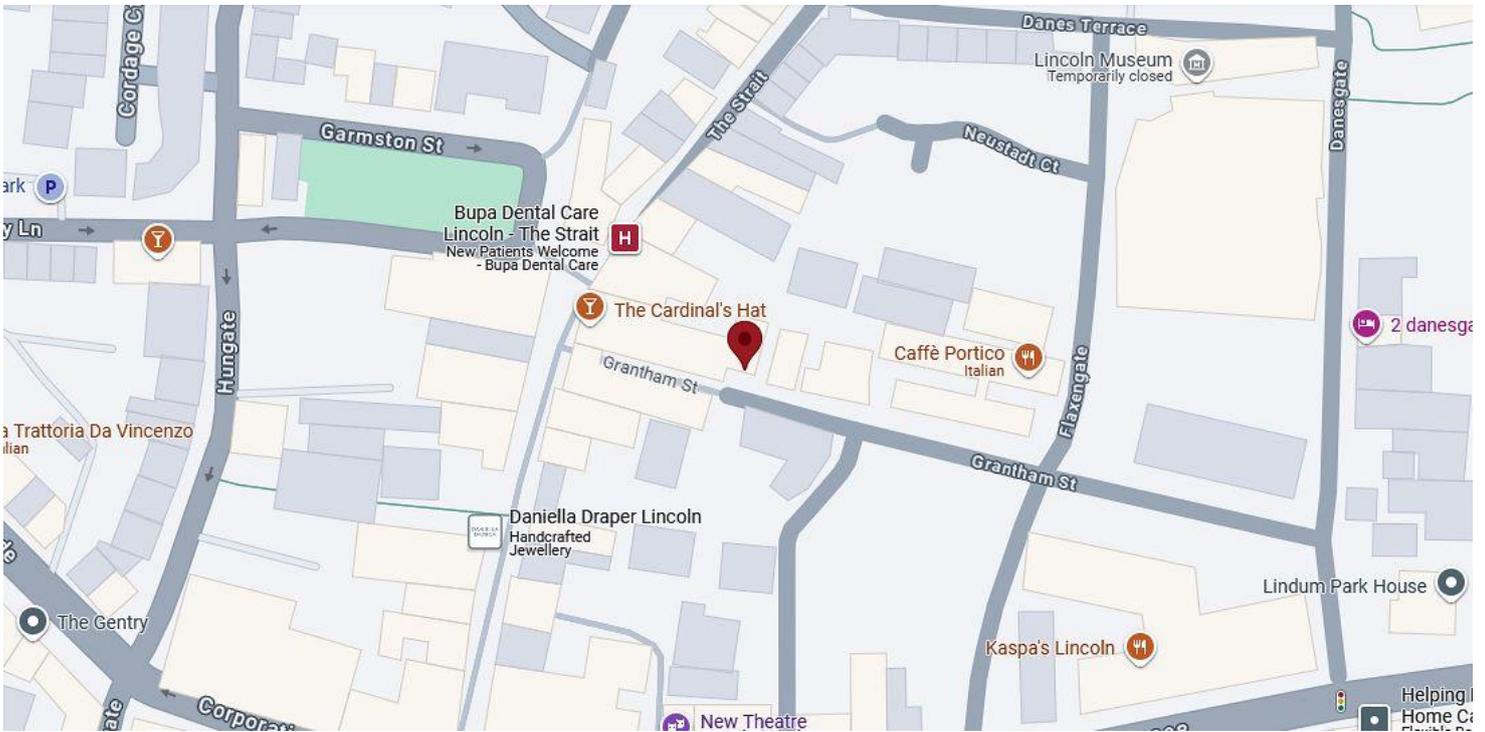
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**29-30 Silver Street**

**Lincoln**

**LN2 1AS**

**commercial@mundys.net**

**01522 556088**

**22 Queen Street**

**Market Rasen**

**LN8 3EH**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

