

# PRIME RETAIL UNIT TO LET

**jackson  
criss**

West End House, 11 Hills Place  
London W1F 7SE

+44(0)20 7637 7100  
www.jacksoncriss.co.uk

## GRANTHAM – UNIT 20/21 ISAAC NEWTON SHOPPING CENTRE



**\*\* STAFF UNAWARE \*\***

### TO LET

The unit is available by way of a new effectively full repairing and insuring lease.

### RENT

Rent on application.

FLOOR AREAS	SQ FT	SQ M
Ground Floor:	2,193	203.7
First Floor:	3,149	292.5

### SEVICE CHARGE

Further details upon request.

### EPC

Energy Performance Asset rating is C (63).

### RATEABLE VALUE

£62,000 (2017 assessment)

**SUBJECT TO CONTRACT & VACANT POSSESSION**



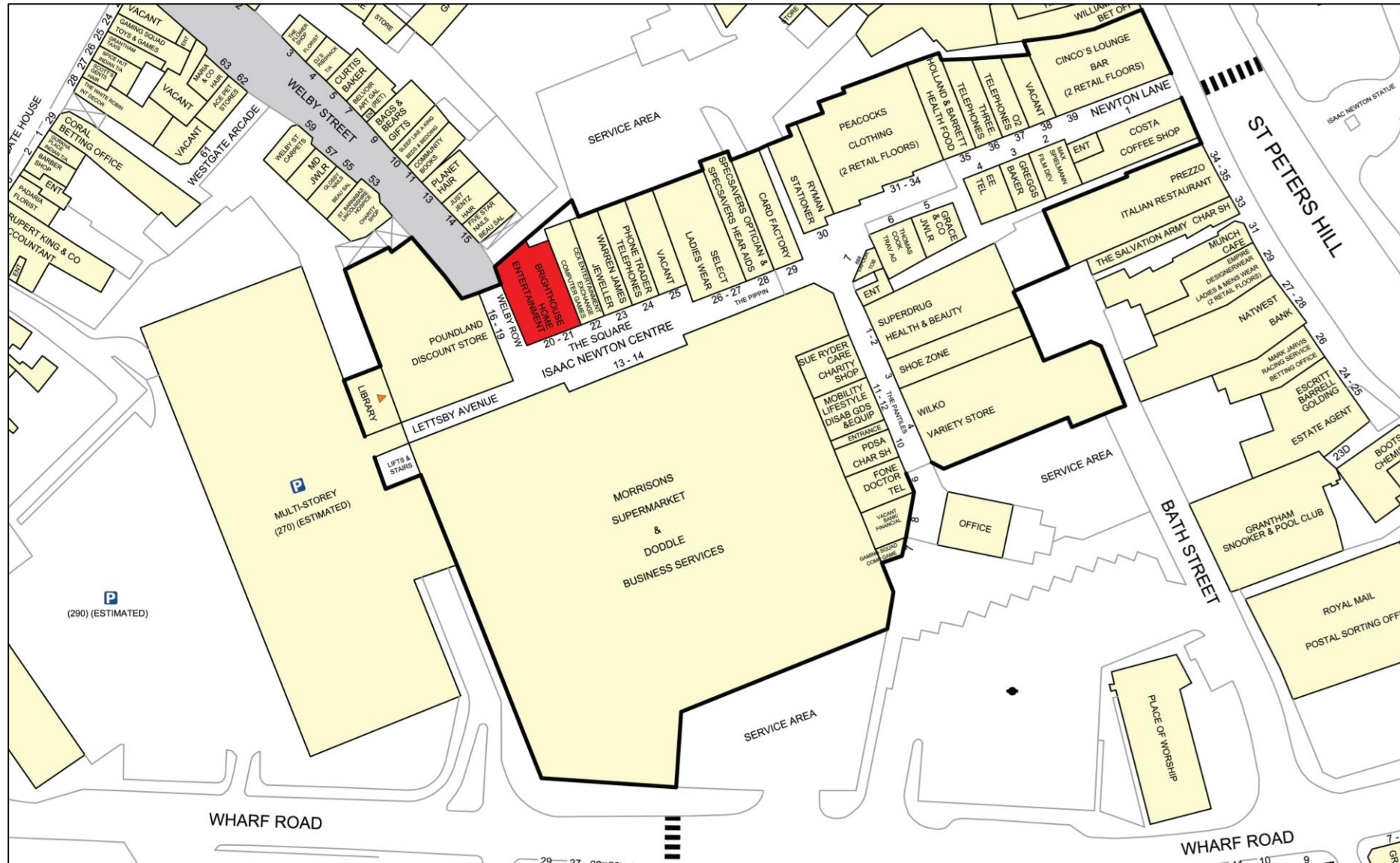
- Grantham is located 23 miles east of Nottingham.
- The A1 is situated immediately to the west of the town, with A52 providing a direct link to Nottingham.
- The centre is occupied by a complimentary mix of multiple and independent retailers including **Holland & Barrett, Peacocks, Loungers** and **Costa**.
- The subject unit occupies a prominent position being opposite **Morrisons** (who anchor the scheme) and adjacent to **Poundland**.
- Under the new E Use Class the property could be used as a **shop, café, restaurant, nursery** or **gym** without the need for a planning application.

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## VIEWING

**\*Staff Unaware\***

**Andrew Criss**  
020 7637 7100  
andrewc@jacksoncriss.co.uk

**Dan Turner**  
020 7637 7100  
dant@jacksoncriss.co.uk

Or alternatively our joint agent

Rawstron Johnson  
0113 450 7000

