

Grantham 2 Inner Street Lincolnshire NG31 6HN

- **Freehold Industrial Investment**
- Let to Rexel Senate Limited
- Established industrial location close to A52
- Outstanding 2011 Rent Review
- Current Rent Reserved

£8,650 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Grantham is an attractive market town located on the River Witham with a population of some 33,000. It is situated at the junction of the A1 and the A52, some 25 miles south of Lincoln and 22 miles east of Nottingham. The property is situated on an industrial estate, south-east of Grantham town centre, just off the A52 (London Road), situated on the east side of Inner Street.

Occupiers close by include Halfords and a mixture of local traders. Other occupiers on London Road (A52) include B & Q, Allied Carpets, Poundstretcher, Halfords, National Tyres, Peugeot Dealership and a Total Petrol Filling Station.

Description

The property comprises a semi-detached single storey unit having the benefit of a trade counter and ancillary office accommodation. The property has a maximum eaves height of some 3.45 metres, on-site parking for some five vehicles and a roller shutter door.

The property provides the following accommodation and dimensions:

Ground Floor	192.50 sq m	(2,072 sq ft)
Total	192.50 sq m	(2,072 sq ft)

Tenancy

The entire property is at present let to REXEL SENATE LIMITED for a term of 15 years from 15th April 2003 at a current rent of £8,650 per annum, exclusive of rates. The lease provides for rent reviews every fourth year of the term and contains full repairing and insuring covenants. There is a tenant's break option on 15th April 2015.

Tenant Information

Rexel Senate Ltd is part of Rexel Group, a global leader in the distribution of electrical supplies and services, which operates in 37 countries, with a network of some 2,100 branches and employs over 28,000 people. (Source: www.wfsenate.co.uk) For the year ended 31st December 2011, Rexel Senate Ltd reported a turnover of £142.365m, a pre-tax profit of £5.44m, a net worth of £32.3m and shareholders' funds of £32.388m. (Source: riskdisk.com 11.01.2012)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 132 Band F (Copy available on website).

