

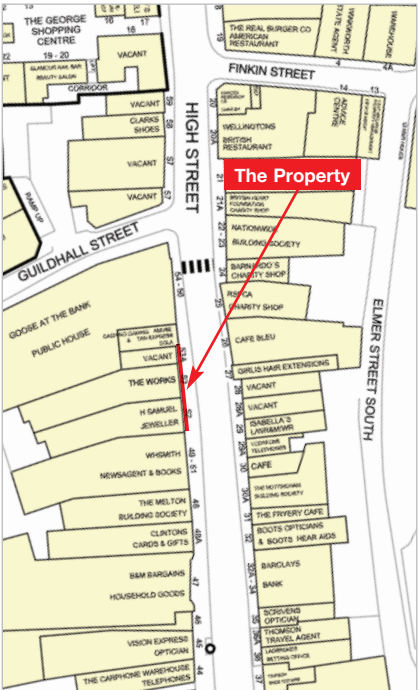
Grantham
52/53A High Street
Lincolnshire
NG31 6NE

- **Freehold Shop Investment**
- Comprising three shops with a self-contained first floor
- Includes a vacant shop and vacant first floor comprising 173 sq m (1,860 sq ft)
- Town centre location adjacent to WH Smith
- Tenants include Signet Trading Limited (t/a H Samuel) and The Works Stores Limited
- Total Current Rent Reserved **£68,000 pa⁽³⁾**

plus vacant possession of one shop and first floor

On the Instructions of a Major UK Fund Manager

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
The historic market town of Grantham is situated in the South Kesteven district of Lincolnshire, approximately 25 miles (40km) east of Nottingham, 35 miles (56km) north of Peterborough and 41 miles (66km) north-east of Leicester. The Council is investing £5m in a new town centre leisure scheme, including a cinema. The town benefits from excellent transport links being situated on the A52, which provides direct access to Nottingham and the M1 Motorway. The property is situated on the west side of High Street (B1174), between its junctions with Guildhall Street and Wharf Road (A52). Occupiers close by include WH Smith (adjacent), Boots, Lloyds, Scrivens, B&M Bargains, Clintons, Vision Express, Barclays, RSPCA, Nationwide and Pizza Express, amongst others.

Description
The property is arranged on ground and one upper floor to provide three ground floor shops and a self-contained first floor.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
52	Signet Trading Limited (t/a H Samuel) (1)	Gross Frontage 8.28 m (27' 2") Net Frontage 7.52 m (24' 8") Shop Depth 32.15 m (105' 6") Built Depth 34.00 m (111' 6") Ground Floor 211.02 sq m (2,271 sq ft)	5 years from 11.04.2017 Tenant break option 11.04.2020 subject to the payment of a 3 month (£8,250) rent penalty FR & I	£33,000 p.a.	Reversion 2022
53	The Works Stores Limited (2)	Gross Frontage 8.27 m (27' 1") Net Frontage 7.70 m (25' 3") Shop Depth 35.59 m (116' 9") Built Depth 35.89 m (117' 9") Ground Floor 243.10 sq m (2,617 sq ft)	10 years from 01.03.2018 Rent review and tenant's option to break in the 5th year FR & I subject to a schedule of condition	£35,000 p.a. (3)	Rent Review 2023
53A	Vacant	Gross Frontage 2.95 m (9' 8") Net Frontage 4.44 m (14' 7") Shop Depth 8.50 m (27' 11") Built Depth 12.50 m (41' 0") Ground Floor 33.50 sq m (360 sq ft)	—	—	—
52-53 First Floor	Vacant	First Floor (Storage) 139.51 sq m (1,500 sq ft)	—	—	—

(1) For the year ended 3rd February 2018, Signet Trading Limited reported a turnover of £471.738m, a pre-tax profit of £17.171m, shareholders' funds of £290.904m and a net worth of £257.392m. (Source: Experian 20.02.2018.)
 (2) For the year ended 29th April 2018, The Works Stores Limited reported a turnover of £192.1m, a pre-tax profit of £7.537m, shareholders' funds of £31.244m and a net worth of £29.273m. (Source: Experian 21.02.2019.)
 (3) The tenant has a half rent period expiring 29th February 2020 which the Vendor will top up from completion until the expiry of the half rent period.

Total £68,000 p.a.