

Retail + Retail + Retail + Retail + Retail + Retail + Retail

## UNIQUE RETAIL OPPORTUNITY



### TO LET

#### THE ENGINE YARD, BELVOIR, GRANTHAM, NG32 1PA

- Extensive retail unit located in a high-profile development
- Suitable for a range of retail uses
- Accommodation fitted to a high standard over two floors
- Available by way of a new Head Lease
- Rarely available opportunity



**01636 610906**



**[www.woodmoore.co.uk](http://www.woodmoore.co.uk)**

## LOCATION

The Engine Yard is a highly unique retail village set in the curtilage of Belvoir Castle, home to the Duke & Duchess of Rutland. The development was formed from a collection of Victorian buildings and today accommodates a number of high profile, boutique retail businesses with a broad and vibrant offering, attracting a consistently high footfall throughout the year.

The subject property is a detached period building having been restored to a high standard. There is a dedicated reception area and the ground floor retail space benefits from a climate control system, recessed downlighters and a separate kitchenette. The first floor accommodation has been subdivided by way of stud partition walling to form four individual rooms and could be reconfigured subject to occupier requirements.

## THE ACCOMMODATION

The accommodation extends to:

Accommodation	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	850	79
First Floor	657	61
<b>TOTAL (NIA)</b>	<b>1507</b>	<b>140</b>

## SERVICES

Electricity, mains drainage and water are connected to the premises. We advise prospective tenants to make their own enquiries to the relevant utility companies as to the suitability of these services for their intended use.

## USE

The premises have previously been used under A1 use, however there is permitted planning change for up to two years for alternative retail uses. Any application to lease will be considered at the Landlord's discretion.

## TENURE

The property is available by way of a new lease at an initial rent of £30,000 per annum exclusive.

## BUSINESS RATES

We are advised by the Valuation Office Agency (VOA) that the premises have a rateable value of £22,250. We would therefore envisage the rates payable to be £10,925 per annum approximately but prospective tenants are urged to make their own enquiries with the Local Authority.

## SERVICE CHARGE

A Service Charge for the maintenance of communal and external areas is payable. Full details upon request.

## VAT

VAT may be payable at the prevailing rate.

## COSTS

The incoming Tenant is responsible for the costs of preparing the Lease.

## VIEWING

For further details relating to the premises or to arrange a viewing, please contact:

**Wood Moore & Co Ltd.**  
**Autumn Park Business Centre**  
**Dysart Road**  
**Grantham**  
**Lincolnshire**  
**NG31 7EU**

**Tel: 01476 589 596**

**Email: [matthew@woodmoore.co.uk](mailto:matthew@woodmoore.co.uk)**

**REF: CS1689**

**Published: 20/07/20**