



TO LET - RETAIL/LEISURE/LIGHT INDUSTRIAL UNITS WITH PARKING

UNITS 1 & 2 MANOR FARM, STAINBY ROAD,
BUCKMINSTER, GRANTHAM NG33 5RY

- Two Retail/Light Industrial Units with Parking/Yard.
- Suitable for various Retail/Leisure/Light Industrial uses, subject to the necessary planning consents.
- GIA from 2,747 ft² (255.2 m²) to 6,135 ft² (570.0 m²)
- Units with Car Park/Yard available separately or combined.
- New effective full repairing and insuring leases available for minimum terms of 3 years.

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RENTS FROM: £13,000 - £28,500 P.A.X. LEASEHOLD

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BROWN & CO

LOCATION

Buckminster is a highly attractive and sought-after Village between the Towns of Melton Mowbray, Grantham, Stamford and Oakham. The A1 is approximately 5 miles to the East providing easy access to the North and South of the Country. As of 2011 Census, Grantham had a population of approximately 38,000 people and the town benefits from a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

Manor Farm can be found on Stainby Road on the North East side of the village. The village has various amenities including a Public House/Restaurant, Village Hall, Primary School and a Shop.

DESCRIPTION

The property comprises of 2 Retail/Light Industrial Units with a concrete Car Park/Yard to the front. The Units are of steel frame construction with part brick walls, with metal cladding above and to the roof. The Units and are currently combined internally however they could be separated to create 2 separate Units if required.

Internally both Units have a double glazed windows/shop front, carpet flooring and suspended ceilings with inset lighting. Unit 1 has 3 roller shutter doors (2 behind shop front), Office, Store & Kitchen and Unit 2 has 2 sliding doors and 2 x WC's (one disabled).

Externally there is a car park/yard to the front and a gated entrance. There is grassland adjacent to Unit 2 which maybe available by separate negotiation.

The Units could be used for various Retail/Leisure/Light Industrial uses, subject to the necessary planning consents.

ACCOMMODATION

The Units have measured on gross internal area basis and comprise as follows:

Description	m2	Sq.ft
Unit 1	255.2	2,747
Unit 2	314.8	3,388
Total GIA	570.0	6,135

RENTAL TERMS

We are offering the Units individually or combined at the following asking rents:

- Unit 1 - £13,000 per annum.
- Unit 2 - £15,500 per annum.
- Units 1&2 - £28,500 per annum.

LEASE TERMS

The Units are made available by way of new effective full repairing and insuring leases for minimum terms of 3 years.

SERVICES

We understand that the Units are connected to mains 3 phase electricity, drainage and water.

We have not carried out any tests on any of the services or appliances present at the site and potential tenants should arrange for their own tests to ensure that services are adequate and in good working order prior to agreeing to take a new lease in respect of any of the properties.

TOWN AND COUNTRY PLANNING

The Units have previously been used for Retail/Light Industrial purposes and therefore has an established use now covered by Use Class E of The Use Classes Order 2020.

We would recommend that potentially interested parties make their own planning-related enquiries via the Planning Department at Melton Borough Council. Tel: 01664 502502.

BUSINESS RATES

Units 1&2 combined are assessed under the 2026 Rating List as a Workshop and Premises with a Rateable Value of £19,500.

We would recommend that prospective tenants contact Melton Borough Council regarding the level of Business Rates payable and any Reliefs available Tel: 01664 502502.

EPC

Units 1&2 combined have an EPC Rating of C54 valid until 31/07/2033.

VAT

We understand that VAT will be charged on any rents payable.

LEGAL COSTS

The ingoing tenant will be responsible for payment of 50% of the landlord's legal costs associated with the preparation of the new lease.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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