



169 New Beacon Road, Grantham, Lincolnshire
NG31 9LJ

#M10310/2026A

Eddisons

169 NEW BEACON ROAD

GRANTHAM, LINCOLNSHIRE, NG31 9LJ



Agreement

To Let



Detail

Retail Unit



Rent

£6,000 pax



Size

45.98 sq m (495 sq ft)



Location

Grantham, NG31 9LJ



Property ID

#M10310/2026A

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

MSc

Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

The property comprises a mid-terrace retail unit, laid out over the ground floor only, offering an open plan sales area finished with a tiled floor and painted plastered walls and ceiling.

The unit benefits from a large, glazed frontage providing excellent natural light and strong street presence, further secured by an external security shutter.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	45.98	495

Energy Performance Certificate

Rating: B47

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: South Kesteven District Council
Description: Shop and Premises
Rateable Value: £3,950 changing to £4,600 with effect from 1st April 2026.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new lease drawn on the equivalent of Full Repairing and Insuring terms, for a term of years to be agreed.

Rent

£6,000 per annum exclusive of Business Rates and all utilities consumed, payable quarterly in advance.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

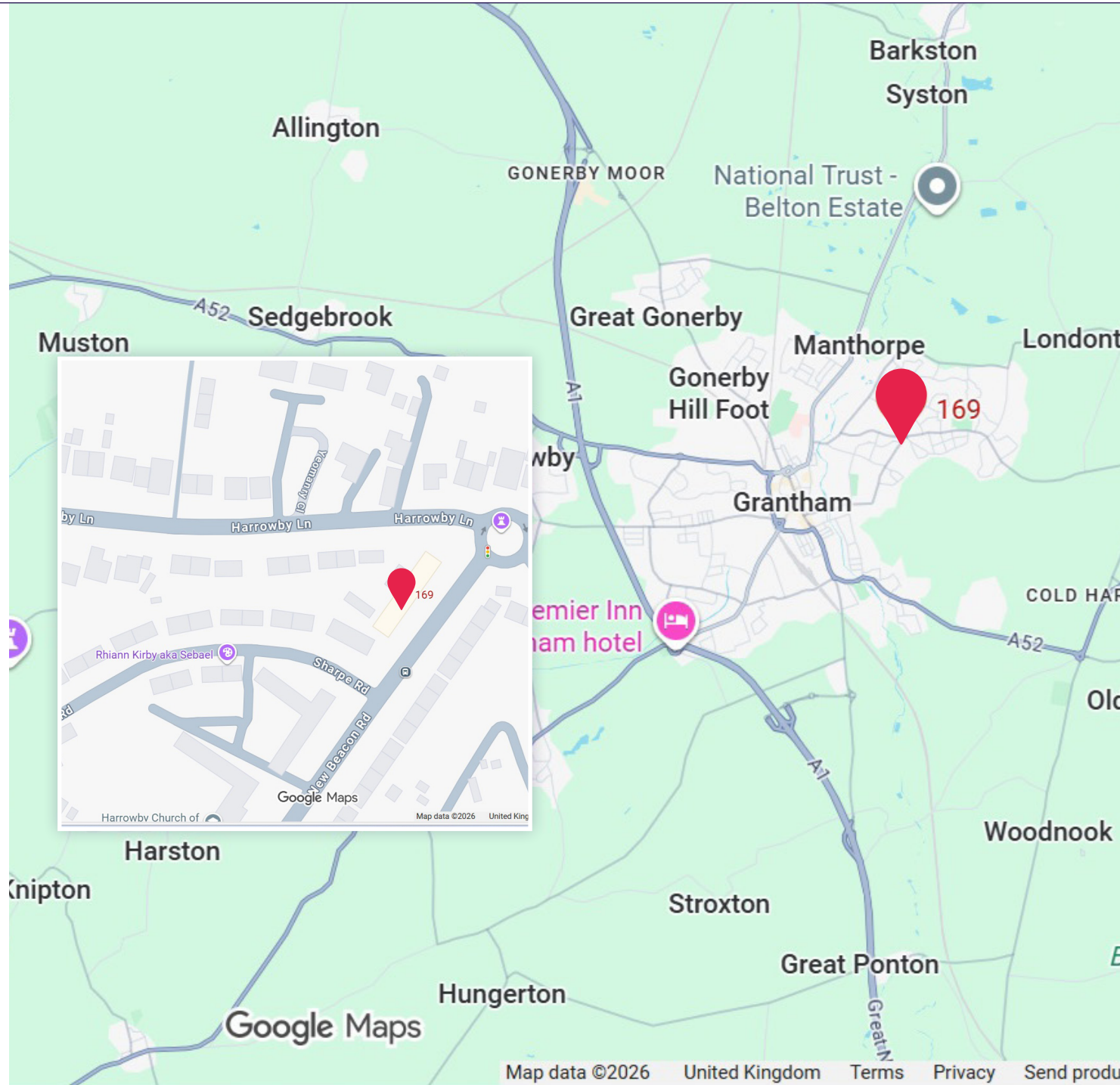
Location

The property is located on New Beacon Road, a busy road leading to Grantham Town Centre from the east.

This busy residential and mixed use area benefits from excellent local amenities, including convenient access to bus routes and nearby schools.

New Beacon Road sits within easy reach of Grantham railway station, providing direct connections to London and other major cities, as well as excellent road links to the A1 and wider road network serving the East Midlands.

Grantham itself is a thriving market town offering a broad range of shopping, leisure, and community facilities.





Google Maps

