

Unit J The Engine Yard | Vale of Belvoir | Grantham | Leicestershire | NG32 1PA

Rare retail opportunity at The Engine Yard, Belvoir Castle

Ground Floor Sales 79m² (850ft²)

- Rare opportunity within The Engine Yard development adjacent to Belvoir Castle
- An eclectic mix of artisan retailers
- E Class planning use
- Range of uses to be considered
- Nearby retailers include butchers, garden centre, interiors, clothing, artisan chocolate, coffee and food store, gunmakers, jewellery, hair & beauty along with several F&B offerings



TO LET



Location



Gallery



Contact





Location



Gallery



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Location

The Engine Yard sits adjacent to Belvoir Castle which is a popular tourist destination in the Vale of Belvoir, Leicestershire. The scheme attracts large numbers of local, national and international visitors. A unique rural offering provides shopping for local trade, tourists and hosts events throughout the year along with a 10 bedroom hotel at Vale House and the under construction adventure playground, set to be completed late Summer 2022.

Belvoir Castle attracts a mix of high end corporate and private clients and is investing into the development of Belvoir Castle, The Engine Yard and the wider area with hotel and glamping accommodation along with a number of other projects.



The Property

The property comprises ground and first floor retail space suitable for a variety of uses and benefits from direct access from The Engine Yard and stunning views out to the rear.



EPC

The property has an EPC rating of B – 32.



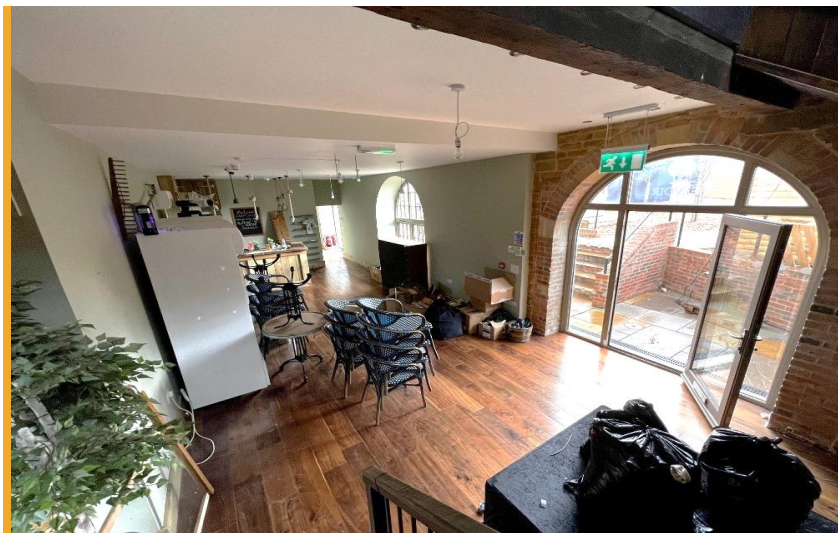
Location



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Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	79	850
First Floor	61	657
Total	140	1,507

Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£25,000 per annum

Planning

It is understood the property will fall into **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

VAT

VAT is applicable at the prevailing rate.



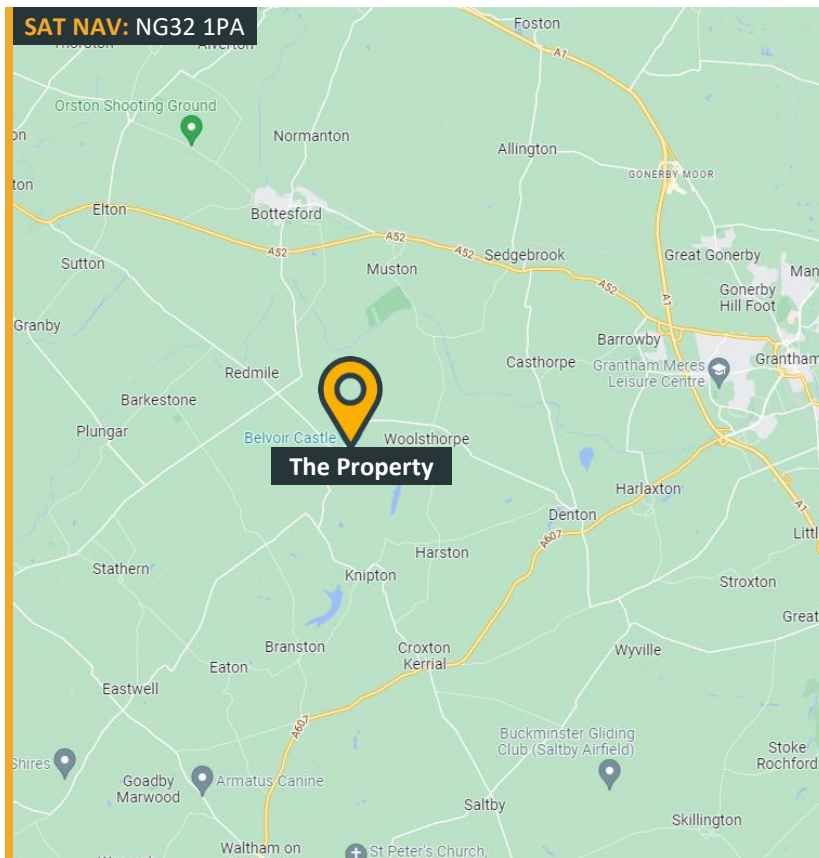
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Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £25,750

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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23/05/2022

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.