

3 London Road
GRANTHAM
NG31 6HS

Offers in excess of £2.125m
NIY 7.5%

*PRIME FREEHOLD
RETAIL WAREHOUSE
INVESTMENT*

LET TO

halfords

until 2036



EXECUTIVE SUMMARY:

- Grantham is an established Market Town, serving an affluent rural catchment with a broad range of national and independent retailers, education and leisure facilities.
- Strategically positioned approximately 25 miles east of Nottingham and 25 miles south of Lincoln.
- The town benefits from excellent road connectivity via the A1, providing direct access to the wider East Midlands and national motorway network
- Grantham railway station is connected to the East Coast Main Line, providing regular direct services to London King's Cross, with fastest journey times of around one hour, as well as links to Nottingham, Peterborough, Leeds and the North
- Freehold Tenure
- Let to Halfords Ltd by way of a lease renewal for a term of 10 years from 12th March 2026, expiring in 2036 (no breaks)
- Approximate GIA 1,403 sq m (15,108 sqft)
- Producing a total rent of **£170,000** pa exc (£11.25 psf)

PROPOSAL:

Offers in excess of **£2,125,000** (stc and exc Vat) which reflects a NIY of **7.5%** assuming purchasers costs of 6.67%



LOCATION



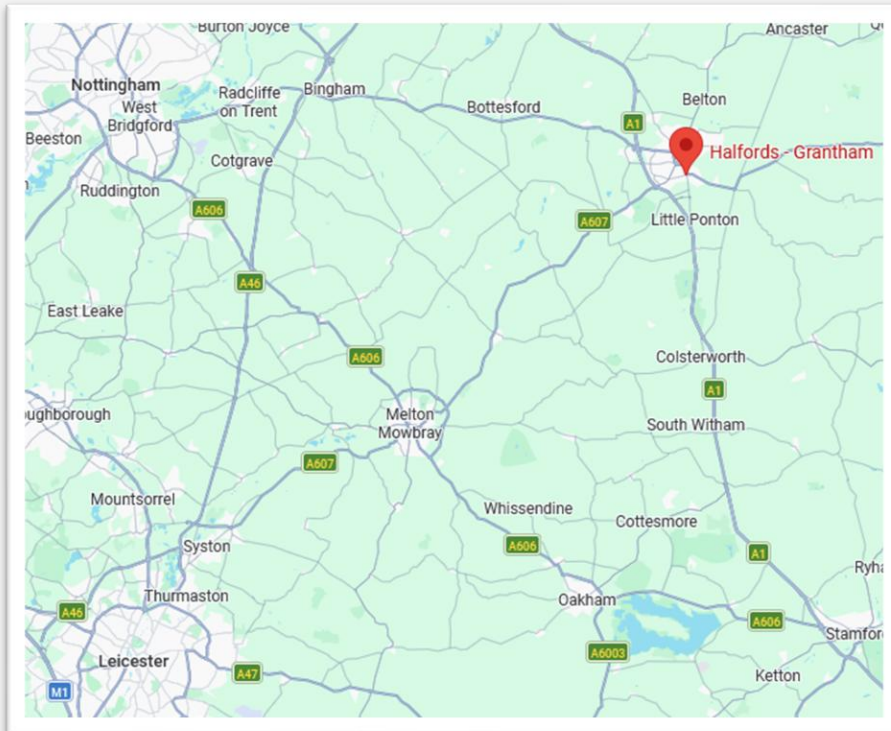
- 25 miles east of Nottingham
- 26 miles south of Lincoln
- 33 miles north east of Leicester



- London Kings Cross 1 hour
- Nottingham 36 mins
- Leeds 1 hour



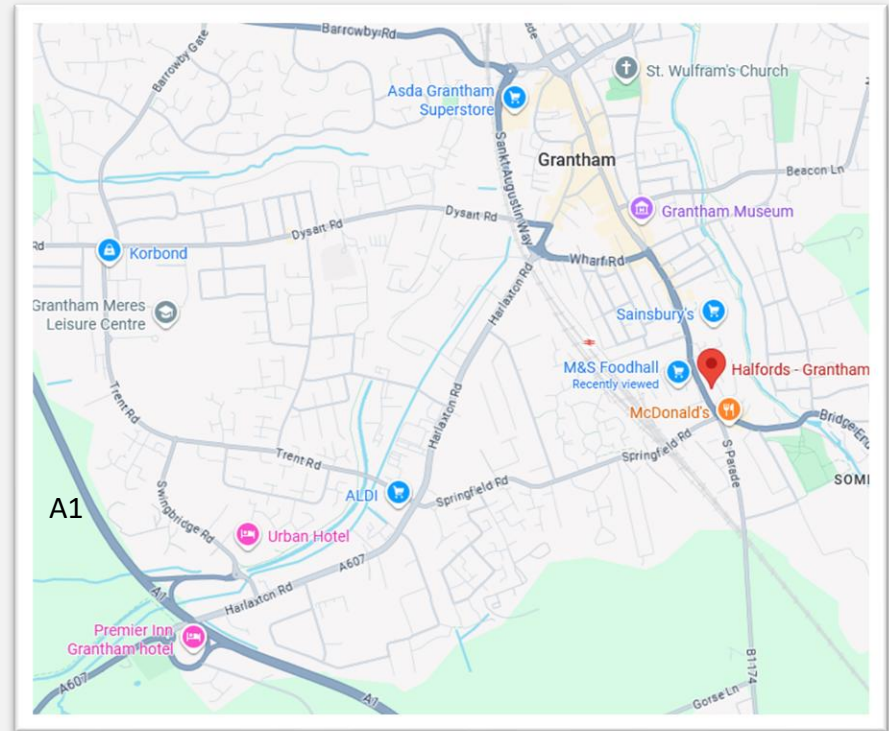
- High working age population
- Excellent primary / secondary schools
- 83% district population under 65



SITUATION

The property occupies a prominent and highly accessible position on **London Road (A52)**, one of Grantham's principal arterial routes, immediately to the south of the town centre and within the town's established retail warehouse destination. Grantham railway station and the town centre both within a short walk

The surrounding area accommodates a strong concentration of national retailers and foodstore operators, including Sainsbury's, M&S Foodhall, B&Q, Dunelm, McDonalds, as well as Farmfoods, PureGym and Topps Tiles



ACCOMMODATION

The property comprises a stand-alone ground floor retail warehouse with approx 47 on-site parking spaces

In addition to the main retail area, the property operates as an auto centre, with the benefit of 7 customer service bays equipped with full height roller shutter doors

Total GIA approx 1,403.54 sq m (15,108 sqft)
(source: lease)





farmfoods

InstaVolt

ORA Motor Services

PureGym Grantham
Discovery Retail Park

Esso Esso

B&Q

B&Q Grantham
Home Improvement Store

A52

M&S

M&S Foodhall

halfords

Willbond Grantham
Plumbing Centre

The Lucas Annex

MK Refinishing

Vets for Pets - Grantham

Domino's Grantham



McDonald's

TENURE

The property is held Freehold under Title No LL52969

TENANCY

The property is let to Halfords Ltd (Reg No 00103161) on an FR&I lease for a term of 10 years from 12th March 2026 expiring 2036 (no breaks)

COVENANT

Halfords Ltd was incorporated in 1909 and operates from over 400 retail stores and 600 autocentres

For the year ending March 2025 the Company reported a turnover of £950m, pre-tax profit of £36.3m and net assets of £348.4m

RENT REVIEW

Yr 5, reviewed to the higher of the passing rent or open market rent

USER

Class A1, B1, B2, B8

EPC

Upon Request

RATEABLE VALUE

The property has a RV of £121,000 (April 2026)

VAT

Vat is applicable to the sale. If the purchaser is vat registered then the sale may be treated as a TOGC



ONLINE STORE REVIEW

"Customers consistently praise this store for its extensive selection of car parts, bikes, hand tools, friendly staff and availability of a free 10-point car check"

4.4

Google Gemini rating:



870 reviews

VIEWING DATES

Strictly by arrangement only

AML CHECKS

Parties will be required to comply with all mandatory AML checks

PROPOSAL

The Freehold is available by private treaty sale at offers in excess of **£2,125,000** subject to contract and exclusive of VAT which reflects an attractive Net Initial Yield of **7.5%**, assuming standard costs of 6.67%

CONTACT

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