

FOR SALE PERIOD RETAIL BUILDING

8 ST CATHERINE'S ROAD

Grantham, Lincolnshire, NG31 6TS



Key Highlights

- Attractive period building
- Positioned within 0.3 miles of Grantham's High Street
- 1,450sq ft (687 sqm) approx. NIA
- Suitable for a variety of uses, subject to planning permission

SAVILLS NOTTINGHAM
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Location

Grantham is a market town in the South Kesteven District of Lincolnshire, nearby centres of note include Newark on Trent approximately 16 miles to the north, Nottingham 23 miles to the west, Boston 30 miles to the east and Leicester 33 miles to the south west.

The town is well connected by road and rail, positioned at the intersection of the A1 and A52, which runs in an east to west direction through the town. Grantham's mainline railway station runs services into London Kings Cross in approximately 1 hour and 15 minutes.

Situation

The property is located on the south side of St Catherine's Road, close to its junction with London Road (A52) and St Peter's Hill, directly opposite the Savoy Cinema and a multi-storey car park.

Nearby occupiers include Robert Holland Undertakers, Halo and Lusso (Professional Hairdressing), St Catherine's Road Dental Practice, Grantham Physiotherapy Practice and Grantham Foot Health Practice.

Description

The property is of an attractive Victorian linked brick construction arranged over a basement, ground and first floor. This forms part of a terrace of similar properties along the street, comprising of a mixture of both independent retailers, health professionals, offices and residential accommodation.

Internally, the property is configured to provide a ground floor retail sales area together with two consulting rooms, kitchen and welfare facilities, basement storage and three further rooms plus store at first floor.

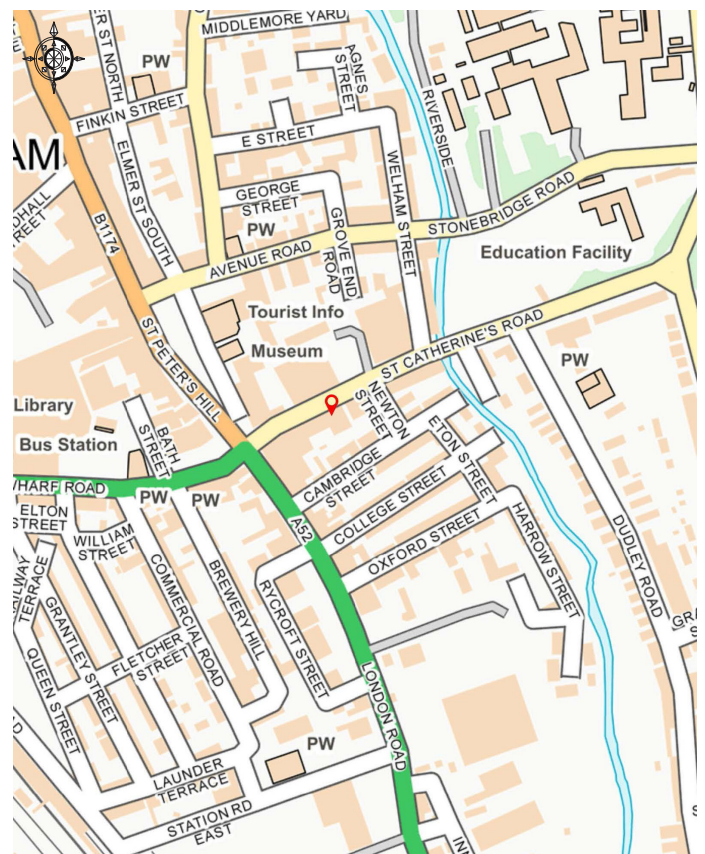
Accommodation

Measured in accordance with the RICS code of measuring practice (6th edition) on a net internal basis and for guidance purposes only.

FLOOR	SQ FT	SQ M
First Floor	423	39.33
Ground Floor	687	63.84
Basement	339	31.50
Total	1,449	134.67

Price

£165,000 exclusive.



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Tenure

The property is available on a freehold basis with vacant possession.

VAT

VAT is not applicable.

Rateable Value

Rateable Value (2023) - £6,900

EPC

D 97

Legal Costs

Each party are to bear their own legal costs incurred in this transaction.

Money Laundering Regulations

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

Viewing and Further Information

Strictly by prior appointment only with the Sole Agent, Savills.



Contact

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