



Belvoir Lodge

Belvoir Castle, Belvoir, Grantham, NG32 1PE

**Incredibly rare opportunity to
occupy the former Dowager of
Rutland's residence on the Belvoir
Castle estate**

£5,000 per calendar month

3,000 sq ft
(278.71 sq m)

- Potential for Equestrian Centre/Corporate Headquarters or private residence.
- House in need of modernisation
- Available on long term 10 year lease (or more)
- Stabling and established landscaped gardens
- Up to 5 acres of paddock land available

Belvoir Lodge, Belvoir Castle, Belvoir, Grantham, NG32 1PE

Summary

| | |
|----------------|------------------------------------|
| Available Size | 3,000 sq ft |
| Rent | £60,000 per annum |
| Business Rates | Upon Enquiry |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | EPC exempt - Listed building |

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|----------------------------------|--------------|---------------|--------------|
| Building - 6-10 Bedroom Property | 3,000 | 278.71 | Available |
| Total | 3,000 | 278.71 | |

Description

Steeped in history, the property offers a wealth of character with many original features. The ground floor accommodation includes Kitchen and utility room, living room, study, large ballroom style reception room over looking the garden, boot room/office.

The first floor provides 6 bedrooms, either en suite or with a dedicated bathroom. The second floor is mainly storage, but offers potential for additional bedrooms.

The Ground and first floors have radiator central heating.

The stabling and outbuildings offer a substantial facility for an equestrian occupier, with the addition of up to 5 acres of land to lease, adjacent to the property.

The private secluded gardens to the property are well established and immaculately presented.

Location

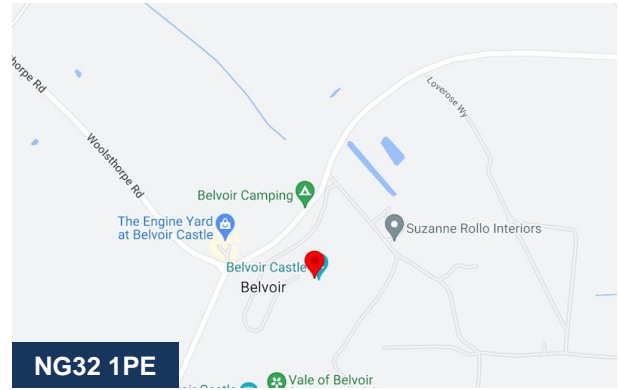
Belvoir Castle is a popular tourist destination in the beautiful Vale of Belvoir in Leicestershire attracting a mix of high-end corporate and private clients. With Heritage tours and corporate events it attracts large numbers of local, national and international visitors. Close to the A1 and only a 10-minute drive from the A52, 15 minutes from both Grantham and Melton Mowbray and 40 minutes from Nottingham.

Terms

Offered for sale on a new lease - whilst the property is a residential dwelling, the Belvoir estate are encouraging long term tenants on commercial lease terms - for a minimum of 10 years. Due to the modernisation works required, the estate will consider a period of free rent in lieu of a cash contribution. The expected passing rent for the whole site would be £60,000 per annum.

Viewings

Viewings are arranged by prior appointment with the sole agents P&F Commercial 01664 431330 or by email: office@pandfcommercial.com. Proposed tenants will be required to set out their intended use for the property together with proof of funds before viewing will be arranged.



Viewing & Further Information



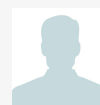
Ben Freckingham

01664 431330 | 07949 836526
ben@pandfcommercial.com



Keith Pepperdine

01664 431330
keith@pandfcommercial.com



Luke Owen

07542 782605 | 01664 431330
Luke@pandfcommercial.com