



## Witham Plaice

101 Great Close, South Witham, Grantham, NG33 5QH

**FREEHOLD & business for sale -  
£150,000 including all operational  
equipment and marketing tools.**

**800 sq ft**  
(74.32 sq m)

- £150,000 Freehold sale
- First floor flat and external new build potential STTP
- Fully fitted fish and chip shop
- Ready to trade
- Top of the range appliances
- Marketing tools included
- Inside and outside seating available

# Witham Plaice, 101 Great Close, South Witham, Grantham, NG33 5QH

## Summary

<b>Available Size</b>	800 sq ft
<b>Price</b>	Offers in excess of £150,000
<b>Business Rates</b>	Ingoing tenant to make their own enquiries
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	800	74.32	Available
<b>Total</b>	<b>800</b>	<b>74.32</b>	

## Description

Witham Plaice is located in the centre of South Witham and is highly served by locals and the surrounding villages. The equipment and fit out is of high quality, in good working order and could be traded from immediately.

The title plan includes land to the front and rear of the property which can be used for outside seating & events. Further to this the land to the rear could be utilized as a potential residential building plot, subject to planning and development approval.

## Location

South Witham is a village in the South Kesteven district of Lincolnshire. It is situated 10 miles south of Grantham, 10 miles east of Melton Mowbray and 10 miles north of Oakham with great transport supplied via the A1. The village is close to the Leicestershire and Rutland borders.

## Terms

This property is available Freehold with offers in excess of £150,000. The building is offered with vacant possession and ready to trade.

## Viewings

Strictly by prior appointment via the agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Services

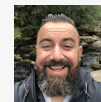
All mains services are connected to the property, these services have not been tested by the agent.

## Development

The title plan includes approximately 0.05 acres of land situated behind the chip shop, which holds potential for the development of a single dwelling, subject to planning permission. Additionally, the chip shop previously received planning permission to construct a first-floor flat above it, but this permission has since expired.



## Viewing & Further Information



**Ben Freckingham**

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