



FREEHOLD LARGELY OPEN-PLAN OFFICE PREMISES PEMBROKE HOUSE, 53 GEORGE STREET, GRANTHAM, NG31 6QL

- Rarely available Town centre largely open-plan Office Premises offering good specification throughout.
- Main Ground Floor area is of mainly open-plan layout having suspended ceilings with inset LED lighting panels and electric air conditioning / heating units together with perimeter trunking and telecoms points.
- Net internal area approximately 3,072 sq ft (285 sq m).
- 3 phase electricity supply and gas fired central heating provided throughout together with mainly UPVC framed double glazing and carpeted floor coverings.

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PRICE: £350,000 FREEHOLD | 3,072 SQ FT (285 SQ M)

BROWN & CO JHWalter

Property and Business Consultants

LOCATION

Grantham is a traditional Market Town in South Lincolnshire having a resident population of approximately 38,000 people with a wide catchment area. The A1 runs immediately to the West of the Town, which also benefits from a main line rail connection to London Kings Cross with a journey time of approximately 80 minutes. Pembroke House is located on the corner of Castlegate and George Street in a mixed Office & Residential area of the Town centre. Neighbouring occupiers include Duncan & Toplis Chartered Accountants and South Kesteven District Council.

DESCRIPTION

Pembroke House briefly comprises an attached building of brick construction under a mixture of pitched and slated and flat roof coverings. The building is spread over 3 floors, however, the majority of the accommodation is at Ground Floor level and open-plan in nature.

The Lower Ground Floor comprises the Kitchen and WC facilities. At Ground Floor level there is a large open-plan Main Office in addition to a Conference Room and Store. At First Floor level there are two Private Offices together with a Server Room. There is also useful Storage within the Basement of the property.

In terms of specification, the majority of the property benefits from suspended ceilings with inset LED lighting panels and electric air conditioning / heating units. Gas fired radiator heating is also provided via two Worcester combination boilers in addition to relatively modern Kitchen and WC facilities. The majority of the external window openings are double glazed within UPVC frames. A 3 phase electricity supply is provided to the building.

ACCOMMODATION

In terms of Net Internal Area, the property comprises as follows:

Floor	Description	Sq M	Sq Ft
Basement	Store & Former Boiler Room	19	204
Lower Ground	3 x WC's	-	-
Lower Ground	Kitchen & Store	21.8	235
Ground	Open-Plan Office, Conference Room & Store	204	2,196
First	2 Offices & Server Room	40.6	437
	TOTAL	285.4	3,072

EPC RATING

The property has an EPC Rating of C72.

VAT

We understand that the property is not elected for VAT and therefore VAT will not be charged upon any sale price negotiated.

PLANNING

The property has been used for a number of years as Offices and Premises and as such has an established use now covered by Use Class E of The Use Classes Order 2020.

We understand that the property is not a Listed structure but is situated within an established Conservation Area.

Prospective purchasers should make their own planning-related enquiries via the Planning Department at South Kesteven District Council prior to making an offer to purchase the property. Tel: 01476 406080.

RATEABLE VALUE

The property is assessed under the 2023 Rating List as Offices & Premises with a Rateable Value of £23,750.

Prospective purchasers should check the level of Business Rates payable via The Billing Authority - South Kesteven District Council. Tel: 01476 406080.

PRICE

We are quoting an asking price of £350,000 for the freehold interest in this property with vacant possession to be provided upon completion of a sale.

SERVICES

We understand that the property is connected to mains electricity (with 3 phase supply), gas, water and drainage. Gas fired central heating is provided to the building.

None of the services or appliances that are believed to be connected or available to the property have not been tested by Brown & Co and prospective purchasers are advised to check upon the adequacy and provision of services and utilities with the relevant Statutory Authorities prior to making an offer to purchase this property.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of any sale negotiated.

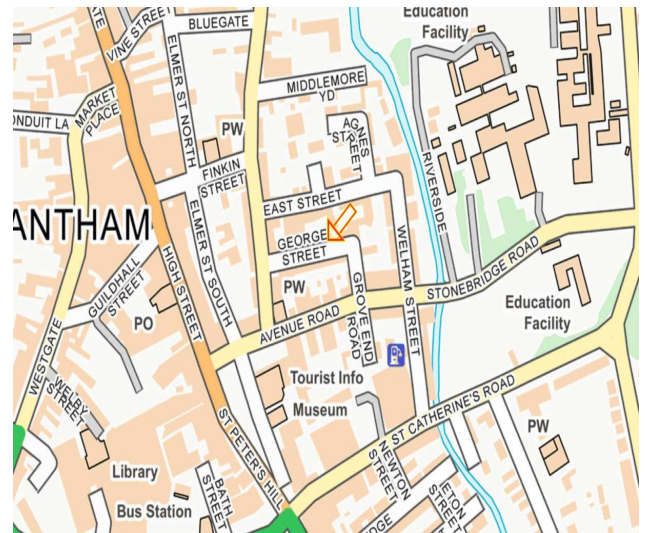
VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Selling Agents:

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