



FREEHOLD OFFICE PREMISES SUITABLE FOR REDEVELOPMENT - AVAILABLE SOLELY DUE TO RELOCATION

29-31 AVENUE ROAD, GRANTHAM, NG31 6TH

- Town centre terrace of 3 buildings arranged as Office accommodation with parking to the rear.
- Accommodation over 4 Floors having total NIA approx. 7,651 sq ft / 712 sq m.
- Attractive buildings suitable for continued Office use, but where sub-division would also be possible, and the buildings are also considered suitable for conversion to Residential Apartments, subject to planning permission being obtained.
- Car parking available to rear.
- Buildings are not Listed.

PRICE: £750,000 FREEHOLD | 7,651 SQ FT (712 SQ M)

James Cameron
 Brown & Co
 M: 07768 465753
 T: 01522 457800
 E: james.cameron@brown-co.com

William Gaunt
 Brown & Co
 M: 07919 694235
 T: 01522 504322
 E: william.gaunt@brown-co.com

Lincoln
 5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH
 T 01522 457800 | E lincoln@brown-co.com



LOCATION

Grantham is a Market Town in South Lincolnshire having a resident population of approximately 38,000 as at the 2021 Census. 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.

29-31 Avenue Road occupy a mixed Commercial and Residential location close to High Street and the main Retail hub of the Town.

DESCRIPTION

29-31 Avenue Road comprise a terrace of 3 former large Residential Dwellings latterly converted into a single property currently used as Office accommodation. The buildings are not Listed nor are they situated within the established Conservation Area and are of mixed brick and stone construction under pitched slate roof coverings. Car parking is provided to the rear of the properties accessed via a shared driveway off Grove End Road.

The accommodation is spread across 4 floors, to include a large Basement area where space to the rear elevation benefits from windows and access to the Car Park.

Gas-fired and electric heating is provided to the majority of the buildings and where we believe potential exists for either sub-division of the current buildings to form smaller self-contained Offices, or for the redevelopment of the properties to Residential Apartments on a subject to planning basis. The buildings are available solely **DUE TO RELOCATION** and will be available from early 2025 when our clients, Chattertons, relocate to alternative Premises on Avenue Road.

ACCOMMODATION

In terms of Net Internal Area, the properties comprise as follows:

Floor	Description	m2	Sq.ft
Basement	Stores & Kitchen	180.14	1,939
Ground	Reception, Offices, Stores & Kitchen	200.30	2,156
Ground	WC's	-	-
First	Offices & Kitchen	152.27	1,639
First	WC's	-	-
Second	Offices, Stores & Kitchen	178.13	1,917
Second	WC's	-	-
TOTAL NIA		711.84	7,651

EPC RATING

The properties have a single EPC Rating of TBC.

VAT

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

PLANNING

The properties have been used for a number of years as Offices & Premises and as such have an established use now covered by Use Class E of The Use Classes Order 2020. We understand that none of the properties are Listed structures nor are they 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 these properties. Tel: 01476 406080.

Our clients will consider both Unconditional and Conditional Upon Planning offers for these properties.

RATEABLE VALUE

29-31 Avenue Road is assessed under the 2023 Rating List as Offices & Premises with a Rateable Value of £31,250. Prospective purchasers should check the level of Business Rates payable via The Billing Authority - South Kesteven District Council. Tel: 01476 406080.

PRICE

£750,000 for the freehold interest in these properties with vacant possession to be provided upon completion of a sale. Our clients propose relocating to their new Premises on Avenue Road in early 2025.

SERVICES

We understand that the properties are connected to mains gas, electricity, water and drainage. Gas-fired central heating is provided to parts of the properties.

None of the services or appliances that are believed to be connected or available to the properties have 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 these properties.

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:

Brown & Co	James Cameron	William Gaunt
5 Oakwood Road	01522 457800	01522 504322
Lincoln, LN6 3LH	07768 465753	07919 694235
	james.cameron@brown-co.com	william.gaunt@brown-co.com

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH
T 01522 457800 | E lincoln@brown-co.com