

FOR SALE

Care Home / Development Opportunity

CELEBRATING 30 YEARS OF PROPERTY CONSULTANCY

Castlegate House, 49 Castlegate,
Grantham NG31 6SN



Freehold: Offers in the region of £550,000

- Grade II Listed fifteen bedroom residential care home.
- Net Internal Area Approx. 364.08m² / 3,919sq.ft.
- Town centre location.
- C2 Use Class (Residential Institution) Planning Use.
- Considered suitable for a variety of uses STP.
- Offered with Vacant Possession.



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Location

The subject property is located within Grantham, an attractive market town situated within the South Kesteven district of Lincolnshire, approximately 24 miles to the east of Nottingham, 25 miles to the south of Lincoln and 30 miles to the north west of Peterborough.

More specifically, the property is located on the corner of Castlegate and Middlemore Yard, on the eastern edge of Grantham's town centre.

Description

The subject comprises a Grade II Listed fifteen bedroom residential care home of traditional masonry construction with exposed stone, brick and render elevations, surmounted by a pitched tile roof. To the rear of the property there is a more modern two storey section which runs parallel with Middlemore Yard.

Internally, the ground floor level consists of an entrance hallway, two lounge areas, an office, kitchen, dining room and five bedrooms together with associated communal bathroom, shower and w/c facilities.

The first floor is accessed via a stairwell located within the ground floor entrance hallway and provides a further ten bedrooms together with communal bathroom, shower and w/c facilities. The second floor provides ancillary accommodation which consists of four cellular offices, a store and a kitchen.

Externally, to the rear of the property and adjacent to Middlemore Yard, there is an enclosed garden area and off-street parking provisions for approximately 4 vehicles.

Services

It is understood that mains electricity, gas, water and drainage are connected to the property.

Accommodation

The premises comprise:-

Ground Floor:	142.73m ² / 1,536sq.ft.
First Floor:	141.77m ² / 1,526sq.ft.
Second Floor:	79.58m ² / 857sq.ft.
Total Net Internal Area:	364.08m² / 3,919sq.ft.

Council Tax

The property is located within the South Kesteven District Council Local Authority and falls within Council Tax Band H.

Tenure

The property is freehold and available with vacant possession upon completion.

Price

We are inviting offers in the region of **£550,000** for the property's freehold interest.

Energy Performance Certificate

The property has an EPC assessment of C-73.

Planning

We understand that the property currently benefits from Use Class C2 (Residential Institution) planning consent. However, we consider that the property may be suitable for a variety of alternative uses, subject to the necessary planning consents.

Interested parties are advised to contact the local authority in respect of any planning related queries.



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SALLOWAY



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VAT

VAT is applicable on this transaction at the prevailing rate.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser.

Legal Costs

Each party is to be responsible for its own legal costs in connection with the transaction.

Further Information and Viewing

Viewing is strictly via prior appointment.

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:

Tel: 01332 298000

E-mail: hberesford@salloway.com / wspeed@salloway.com



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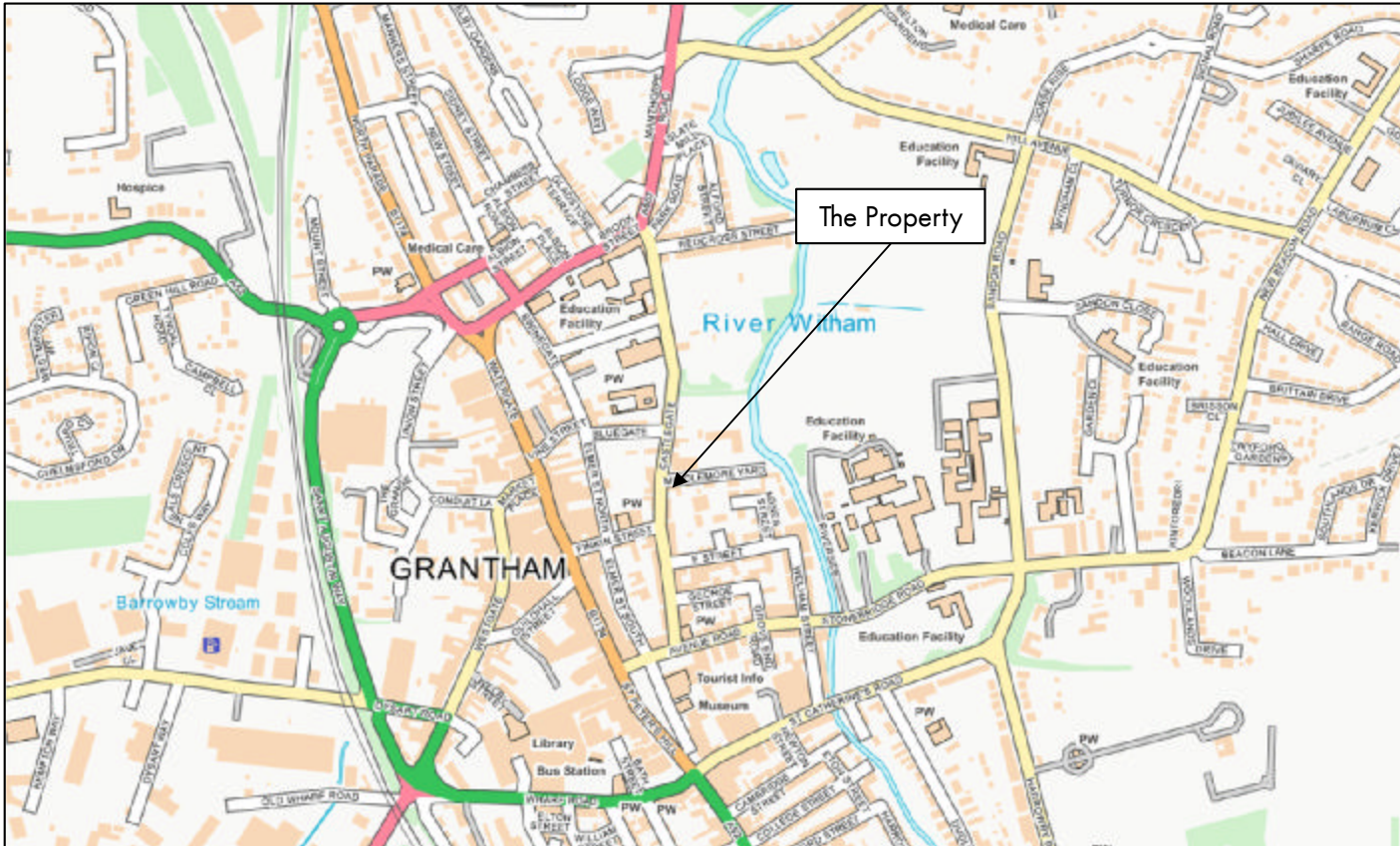
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