

Pigott & Hall

COMMERCIAL

FOR SALE BY PRIVATE TREATY

**Corner House, Rear of 21B and 22 Wharf Road/1 Norton Street,
NG31 6BG**



This is a great Investment opportunity to buy a store with planning permission granted for conversion to two flats – SKDC planning reference S23/0709. Handily located for the Town centre and within walking distance of the train and bus station, there is great potential to develop this building, currently used as a store, to either sell on or keep and rent out. Sold with no upwards chain.

PRICE: £95,000

Residential and Commercial Sales, Property Management and Lettings

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GRANTHAM: Is an increasingly popular Market town with a growing population of around 35,000 and shopping population estimated at between 70,000 and 80,000. There are excellent road and rail connections with the town being at the junction of the A1 and A52 trunk roads and within easy reach of major centres in the area including Nottingham, Leicester and Peterborough, all within 40 miles radius. London is approximately 65 minutes away by high-speed train from Grantham railway station.

CURRENT ACCOMMODATION: The wide UPVC door on Elton Street opens to:

MAIN STORE-ROOM 5.61 m (18'05") x 5.56m (18'03") max. with night storage heater*, 2 wooden single glazed windows, stairs to the second floor, electric shutter* door and doors to:

ROOM 1: 3.63 m (11'11") x 2.79m (9'02") with UPVC door from **MAIN STORE-ROOM** and single glazed wooden window

ROOM 2: 2.13m (7") x 1.70m (5'7") with boarded up window

Wooden stairs with banister lead from the **MAIN STORE-ROOM** to the **FIRST FLOOR** with:

ROOM 3: 5.61 m (18'05") narrowing to x 4.19m (13'09") x 5.56m (18'03") with 2 wooden single glazed windows, UPVC double glazed window, 2 night storage heaters* (one taken apart) and door to:

ROOM 4: 5.61m (18'05") x 2.82m (9'03") with UPVC door with double glazed panel on the outside wall and wooden single glazed window.

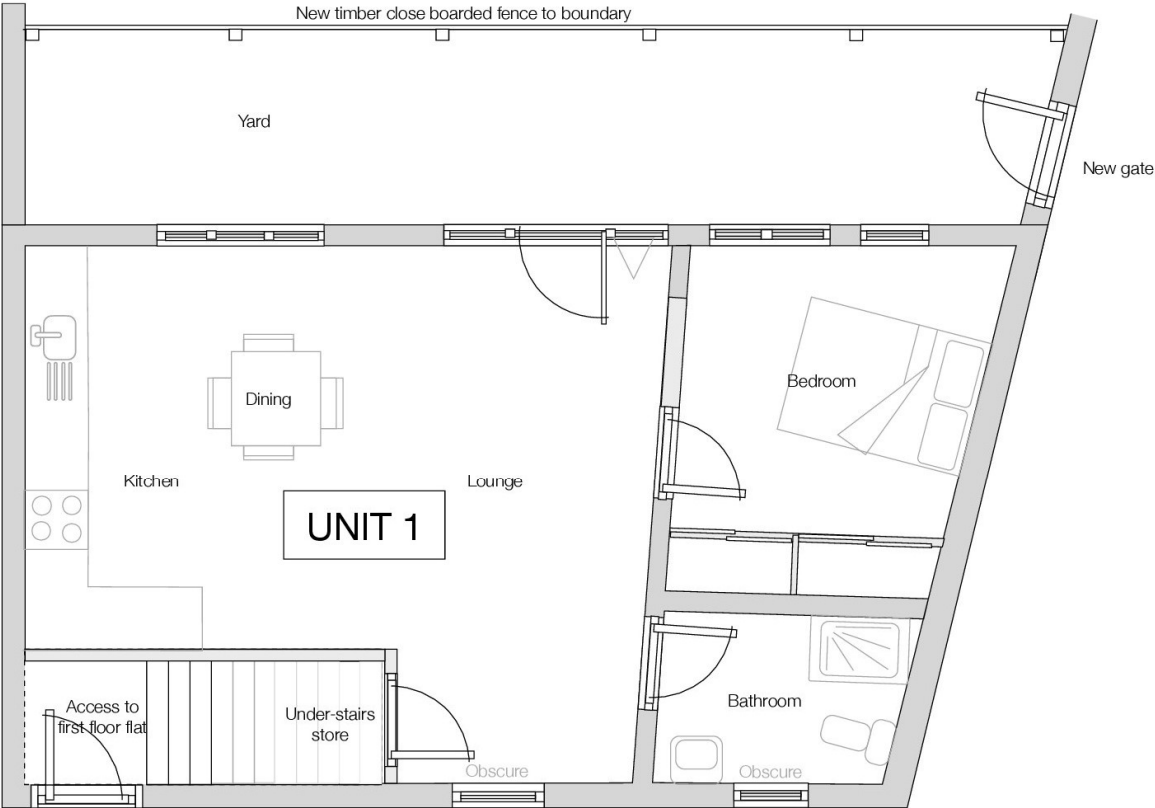
OUTSIDE: The main door is directly onto Eaton Street, and the yard is to be split as shown on the location plan below, keeping a narrow strip for the property sold. The purchaser will be required to erect a boundary fence on this border immediately upon completion for which the Purchaser will be entirely responsible (the minimum requirement being a properly erected good quality close boarded fence of at least 2 meters height)

PLANNING PERMISSION: Outline Planning Permission was granted on 21ST December 2023 for conversion to two flats. A copy of this is available for inspection at the agent's office or direct from the South Kesteven District Council website quoting reference number S23/0709.

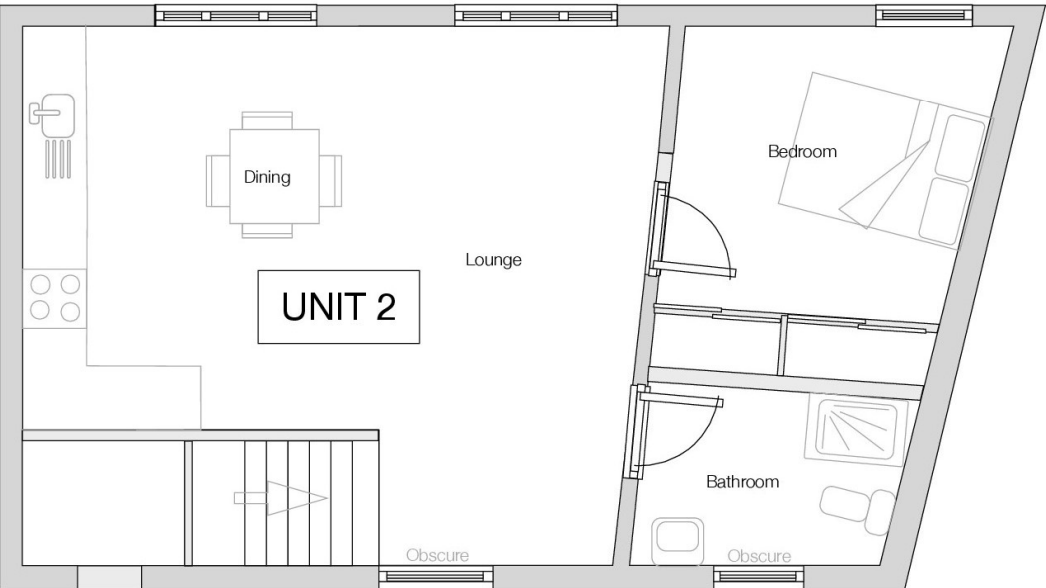


LOCATION PLAN FOR IDENTIFICATION PURPOSES ONLY

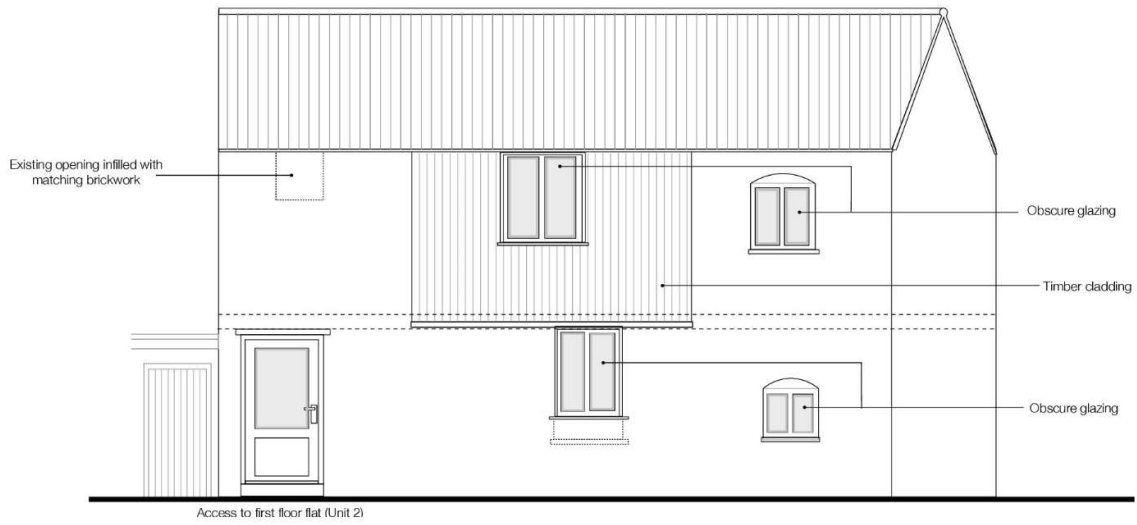
PROPOSED FLOOR PLAN: GROUND FLOOR



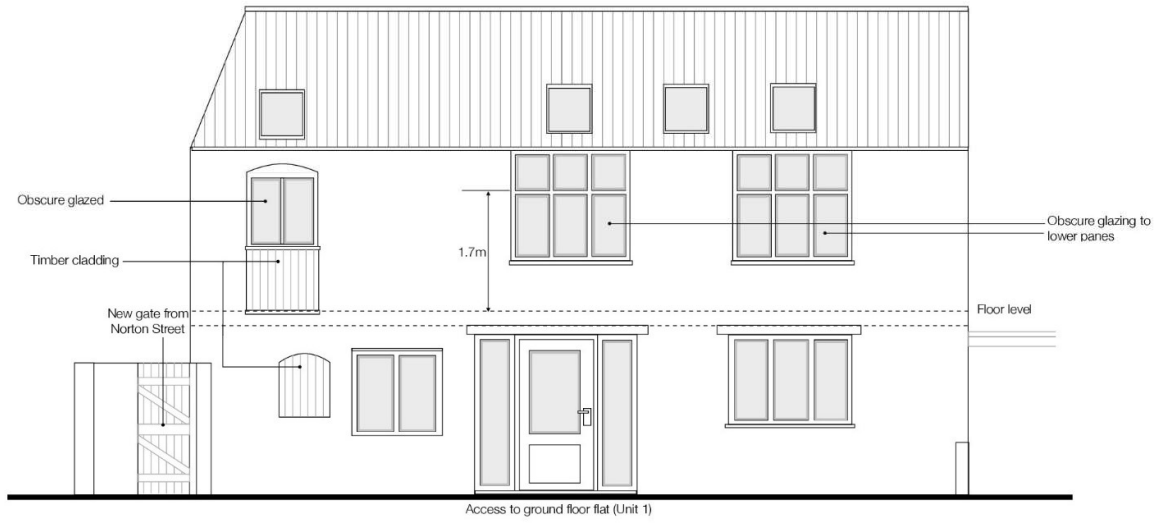
PROPOSED FLOOR PLAN: FIRST FLOOR



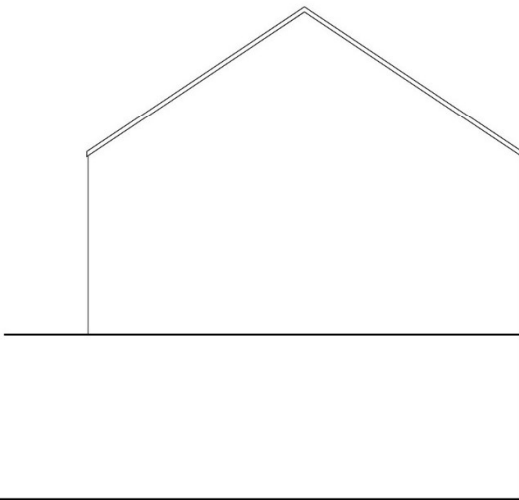
PROPOSED SOUTH ELEVATION (FRONTING ELTON STREET)



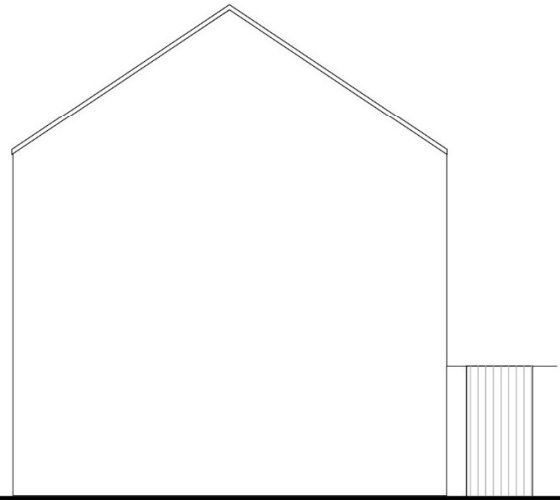
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



New gate from Norton Street



For sale separately is the Commercial Unit and Two Flats at 1 Norton Street and 21b Wharf Road in front of the STORE -please ask for more information.

GENERAL:

SERVICES: Mains water, electricity, gas and drainage are available nearby, which the Purchaser should check that they are adequate for their needs, but only an electric connection is installed.

*Fittings & equipment, if any, have not been tested & no warranties can be given that any service/appliance (inc. central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

PHOTOGRAPHS: The pictures, plans and photographs are for identification purposes only.

OUTGOINGS: The current rateable value is £2800.

The Uniform Business Rate for 2023/24 is 49.9p in the £. Water and Sewerage charge payable in addition. Interested parties are advised to make their own enquiries with the Local Authority – the South Kesteven District Council - for verification purposes and for details of Council Tax if developed to residential units.

EPC RATING: E114

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins) and taken between internal walls.

MONEY LAUNDERING: Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: ‘Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.’

POSSESSION: Vacant possession of this **FREEHOLD** property can be given upon completion.

VIEWING: By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 www.pigottandhall.com