

# Pigott & Hall

## COMMERCIAL

### FOR SALE BY PRIVATE TREATY

11 Welby Street, Grantham, Lincolnshire, NG31 6DY



**Fantastic opportunity to buy this retail unit in a good trading position and on the pedestrianised approach to Morrisons. In the middle of the town centre, but with car parking nearby, and being close to the bus, train station and Grantham Market, the shop comprises a front sales area, rear stockroom/staff area, w.c and parking/storage area out the back. The unit is currently let to a long-established business and offers a superb investment opportunity with a gross yield in excess 10%. Details of the lease can be obtained by contacting the agent.**

**PRICE: £72,000**

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 40,000 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.

**LOCATION:** Situated in a central location on one of the main shopping streets, in a pedestrianised parade of shops, and with direct access to The Isaac Newton Shopping Centre and Wide Westgate.

**ACCOMMODATION:**

<b>TOTAL AREA:</b>	<b>approx. 495 sq. ft. (46m<sup>2</sup>)</b>
<b>SALES AREA:</b>	<b>7.44m x 3.84m (24'05" x 19'07")</b>
<b>REAR STOCKROOM/ STAFF AREA:</b>	<b>L Shaped area 1.57m extending to 4.55m x 2.82m extending to 3.84m (5'02" extending to 14'11" x 9'03" extending to 12'07")</b> with sink to rear and back door.
<b>WC:</b>	with wash basin and WC.
<b>REAR YARD:</b>	with parking and space for storage

**CURRENT USE:** Class E, Retail. The buyer should make their own enquiries as to their use for the property with South Kesteven District Council if appropriate

**SERVICES:** Mains water, electricity and drainage are connected. No tests have been carried out of any of the services and no guarantee or warrantee is given as to the effectiveness, suitability or adequacy nor whether are they sufficient to meet the requirements and needs of the takers.

**OUTGOINGS:** We understand from the Valuation Office website that the Rateable Value is **£5,200**. The Uniform Business Rate for 2024/25 being 49.9p in the £. Interested parties are advised to make their own enquiries of the local authority for verification purposes

**EPC:** Instructed

**PHOTOGRAPHS:** Any photographs are for identification purposes only.

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

**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:** The **FREEHOLD** premises are marketed with the tenant in situ

**VIEWING:** By appointment with the Letting agent **Pigott & Hall**.  
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