

Pigott & Hall

COMMERCIAL FOR SALE

Knightingales, UNIT 4, Guildhall Court, Grantham, NG31 6NJ



**LARGE, ATTRACTIVE COURTYARD PRECINCT PREMISES
PRIME TOWN CENTRE LOCATION NEAR THE GEORGE
SHOPPING CENTRE AND MARKET PLACE
OUTDOOR SEATING TO FRONT AND SIDE
ABOUT 797.71 sq. ft. (74.11m²) PLUS CELLAR
INVESTMENT OPPORTUNITY TO BUY THIS LET SINGLE
UNIT OR CAN BE BOUGHT AS PART OF A PORTFOLIO
PRICE: Offers Around £150,000**

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.

LOCATION:

THE PREMISES ARE SUITABLE FOR VARIOUS USES AND OCCUPY A GOOD POSITION IN THIS PLEASANT SHARED ACCESS COURTYARD PRECINCT WHICH IS WELL SITED OFF GUILDHALL STREET BEING THE MAIN PEDESTRIAN WALK FROM WIDE WESTGATE TO THE HIGH STREET, AND IS CLOSE TO MORRISONS, THE MARKET PLACE AND THE GEORGE SHOPPING CENTRE. A

A C C O M M O D A T I O N

Front sales area:	48.91m²	526.46 sq. ft.
Kitchen area:	14.70m²	158.23 sq. ft.
Internal Storage:	3.40m²	36.60 sq. ft.
Toilets:	7.10m²	76.42 sq. ft.
	74.11m²	797.71 sq. ft.

Cellar

CURRENT USE: Class E, Restaurant. The unit is currently let to a long-established business which is also up for sale and offers a superb investment opportunity with a potential gross yield of around 8.6%. Details of the tenants can be obtained by contacting the agent.

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 warranty 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 **£8,500**. 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: C61

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 though the current tenant may consider selling the business as a separate deal. The title may need splitting and which can be sorted by the solicitors in the conveyancing process.

VIEWING: By appointment with the Selling Agent Pigott & Hall, 38 Westgate, Grantham, Lincs NG31 6LY Tel. 01476 592550 www.pigottandhall.com Enquiries@pigottandhall.com