



41A Castlegate,
Grantham. NG31 6SS



£60,000

- Ex Commercial Property
- Blank Canvas For Conversion
- Spacious Accommodation
- Fantastic Investment Opportunity
- Huge Potential
- Popular Residential Location
- Open-plan Living Space
- One Bedroom
- Close To Local Amenities
- Leasehold - EPC: Rating to be assessed



Don't miss out on this fantastic investment opportunity! Situated in the picturesque part of Grantham, close to the King's School, Grantham House and Wyndham Park, is this ex-commercial unit that can be easily converted to residential. Located on the corner of Castlegate and Redcross Street, the accommodation briefly comprises two generous living areas, kitchen space, and a WC. Call now to arrange your viewing and avoid missing out!

ACCOMMODATION

LIVING SPACE

5.96m x 4.44m (19'7" x 14'7")

Having laminate flooring, two radiators, window to the front, entrance door to the front, power points. Open to:

RECEPTION ROOM

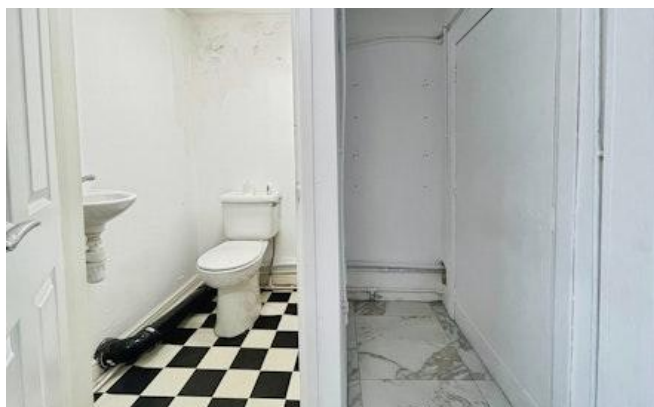
2.71m x 3.89m (8'11" x 12'10")

With tiled flooring, radiator. Open to:

KITCHEN

2.23m x 2.01m (7'4" x 6'7")

Having window to the rear aspect, cupboards with inset stainless steel sink and drainer, wall cabinet, breakfast bar, space and plumbing for washing machine, space for cooker, wall mounted Vaillant gas fired boiler (installed in 2024), storage area.



WC

1.11m x 1.34m (3'7" x 4'5")

With low level WC., wash basin and vinyl flooring.

OUTSIDE

There is no outside space with this property but there is on street parking available.

TENURE ETC.

The property is leasehold. There will be a 999-year lease starting from completion of the sale.

Change of use was applied for at the end of April 2025.

SERVICES

Mains water, gas, electricity and drainage are connected.

DIRECTIONS

From High Street continue onto Watergate following the one way system turning right onto Broad Street and left onto Brook Street. At the traffic lights adjacent to the King's School turn right onto Castlegate and the property is on the corner of Redcross Street.

GRANTHAM

The property is within easy walking distance of the town centre, local schools and Wyndham Park. There is a bus service along Brook Street, a short walk away, with local services as well as buses to Lincoln and Sleaford. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.



Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.



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