



1 & 2 St John's Court, Brewery Hill, Grantham. NG31 6DW &  
90 Commercial Road, Grantham. NG31 6DB



**Freehold** - Being Sold via Secure Sale online bidding. Terms & Conditions apply.

**Starting Bid £225,000**

## Key Features

- Achieving Over £31,000 Per Annum
- Estimate Yield Of 12% - 13%
- Three Units Over Two Storeys
- Over 11,000 Square Foot
- Close To Grantham Town Centre
- Short Walk To Train Station
- EPC rating D







## Exceptional Investment Opportunity - Fully Let Income-Producing Property

This well-maintained building presents a prime investment opportunity, currently generating a strong annual rental income of approximately £31,000 per annum, with all units fully let. The property also includes generous accommodation throughout, and a large basement area currently used for storage, which offers potential for alternative uses (subject to the necessary consents).



To the front, a spacious courtyard provides off-street parking, further enhancing the property's appeal.

Situated in the historic market town of Grantham, the property benefits from a thriving local community and excellent connectivity. Grantham offers a compelling mix of traditional charm and modern convenience, with a wide array of shops, cafes, restaurants, schools, and healthcare facilities.



Grantham boasts superb transport links, including direct trains to London King's Cross in just over an hour and immediate access to the A1, making it highly attractive to both residents and commuters.

Surrounded by beautiful countryside and notable heritage sites such as Belton House and Woolsthorpe Manor, Grantham remains a sought-after location for investors seeking stable returns in a well-connected and desirable area.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

#### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**(MORE PHOTOGRAPHS AVAILABLE ONLINE)**



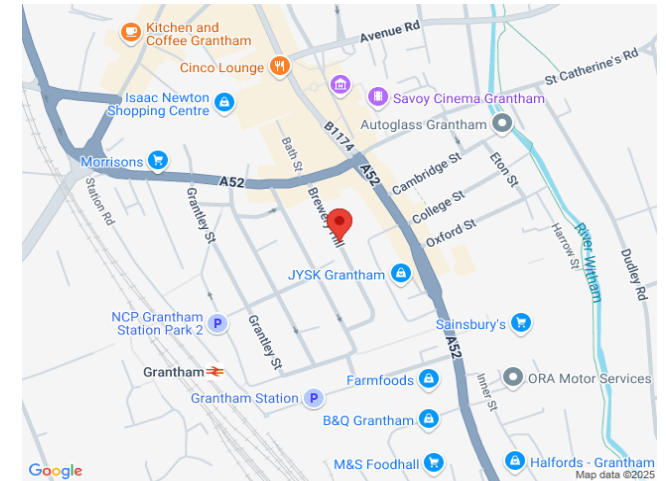




# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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