

Pigott & Hall

COMMERCIAL FOR SALE

14A, Westgate, Grantham, NG31 6LT



**GRADE II LISTED BUILDING IN PRIME TOWN CENTRE
TRADING LOCATION CLOSE TO THE GEORGE SHOPPING
CENTRE & MARKET PLACE AND WITH POTENTIAL
ALTERNATIVE USE FOR THE 1ST AND 2ND FLOORS.
APPROXIMATELY 1851.39 sq. ft (172m²) IN TOTAL
INVESTMENT OPPORTUNITY TO BUY THIS LET SINGLE UNIT OR
CAN BE BOUGHT AS PART OF A PORTFOLIO
PRICE: Offers around £120,000**

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 GRADE II LISTED PREMISES ARE SUITABLE FOR VARIOUS USES AND OCCUPY A GOOD POSITION ON THIS BUSY ROAD CLOSE TO HIGH STREET, MORRISONS, THE MARKET PLACE AND THE GEORGE SHOPPING CENTRE.

GROUND FLOOR:

SALES AREA:

Nett Frontage: 4.57m (15'0)
Approximate area 47.38m² (510 sq. ft.)

Off is,

FURTHER DISPLAY AREA: 2.43m x 2.43m (8'0 x 8'0)

STORE: 5.79m x 2.28m (19'0 x 7'6)

Kitchen; Separate Toilet

FIRST FLOOR:

ROOM: 8.61m x 4.34m (28'3 x 14'3)

ROOM: 4.42m x 3.88m (14'6 x 12'9)

ROOM: 3.35m x 1.21m (11'0 x 4'0)

SECOND FLOOR

ROOM: 2.74m x 2.13m (9'0 x 7'0)

ROOM: 4.49m x 3.73m (14'9 x 12'3) max.

ROOM: 4.42m x 3.65m (14'6 x 12'0)

ROOM: 3.27m x 2.51m (10'9 x 8'3)

CURRENT USE: Class E, Retail. The unit is currently let to a well-established business and offers great investment potential. Details of the current tenant 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 **£9,100**. 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: E103

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. If bought separately 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