

Pigott & Hall

COMMERCIAL FOR SALE

SPACIOUS OFFICE SUITE WITH GREAT POTENTIAL

Tattershall House, 19 Catherine's Road, Grantham, NG31 6TT



TOWN CENTRE LOCATION

AVAILABLE NOW

7 OFFICES – TOTAL AREA: 82.14 m² (884.15 sq. ft.)

PLUS ANCILLARY ROOMS, CELLAR, STORAGE AND REAR YARD.

POTENTIAL FOR CONVERSION TO RESIDENTIAL HOUSE OR FLATS

SUBJECT TO RELEVANT PERMISSIONS

PRICE: £150,000

Residential and Commercial Sales, Property Management and Lettings

38 Westgate Grantham Lincolnshire NG31 6LY

Tel: 01476 592550

www.pigottandhall.com Enquiries@pigottandhall.com

Partners: Timothy A. Hall MARLA FNAEA MNAEA (Comm), Carole V. Pigott

VAT No. 890 6810 02



rightmove
find your happy

GRANTHAM is an increasingly popular Market town with a growing population of around 38,000 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 SUITE OF OFFICES JUST OFF ST PETER'S HILL OFFERS A GREAT LOCATION NEAR TO THE TOWN CENTRE AND CLOSE TO PROFESSIONAL OFFICES AND THE DISTRICT COUNCIL OFFICES AND A SHORT WALK TO THE BUS AND TRAIN STATION. GOOD POTENTIAL FOR CONVERSION TO A HOUSE OR FLATS, SUBJECT TO RELEVANT PERMISSIONS.

ACCOMMODATION

Approached from St. Catherines Road through the front door and front lobby to the Entrance Hall with doors to:-

GROUND FLOOR –

ROOM 1	Front Office/Reception	16.06 m ²	172.87 sq.ft.
ROOM 2	Side Office	14.01 m ²	150.80 sq.ft.
ROOM 3	Rear Office	10.76 m ²	115.82 sq.ft.
	Total area:	40.83 m²	439.49 sq. ft.

Substantial cellar accessed from the rear office and ladies and gents wc, staff area and door to rear yard, the yard having pedestrian access to Newton Street.

Stairs from the Entrance Hall lead to the first floor landing with doors to:-

FIRST FLOOR -

ROOM 1	Front Office 1	6.44 m ²	69.32 sq.ft.
ROOM 2	Front Office 2	12.35 m ²	132.93 sq.ft.
ROOM 3	Side Office	13.86 m ²	149.19 sq.ft.
ROOM 4	Rear Side Office	8.66 m ²	93.22 sq.ft.
	Total area:	41.31 m²	444.66 sq. ft.

Ladies and gents wc and staff room/kitchen area.

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: The offices were until recently split and are currently rated separately for the First Floor and Ground Floor. We understand from the Valuation Office website that the Rateable Value for the Ground Floor is **£5,600** and for the First floor **£4,650**. The Uniform Business Rate for 2026/27 being 48p in the £. Interested parties are advised to make their own enquiries of the local authority for verification purposes. You may be eligible for small business rate relief and not have to pay any business rates – for more information check <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>



GF Front Office/Reception



GF Side office



GF Rear Office



Cellar



GF Kitchen



FF Front office 1



FF Front Office 2



FF Side Office



FF Rear Side Office



FF Kitchen area



Rear yard



Rear view

SERVICES: fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. heating, fans, fires, hot water cylinder etc) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

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 0.83. (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:

Vacant possession of this **FREEHOLD** property will be given upon completion.

ENERGY EFFICIENCY RATING: GF E119/FF E118

VIEWING: Strictly by appointment with the selling agent **Pigott & Hall**.
38 Westgate, Grantham, Lincs NG31 6LY **Tel.** 01476 592550
www.pigottandhall.com Enquiries @pigottandhall.com