

MUSSON LIGGINS

GRANTHAM

**27 NEWLY CONVERTED
APARTMENTS**

FOR SALE

Residential investment
Opportunity

1,417.25 M² (15,256 ft²)

£2.75M

Phase one,
Former Council Offices
St Peters Hill/St Catherines Road,
Grantham,
NC31 6PZ



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GENERAL DESCRIPTION

The subject property comprise of a prominent town centre, residential investment opportunity.

FEATURES

- ▶ 27 NEWLY COMPLETED APARTMENTS
- ▶ 21 ONE BED & 6 TWO BED
- ▶ FULLY FITTED AND READY FOR OCCUPATION
- ▶ DECORATED AND CARPETED THROUGHOUT
- ▶ FULL CCTV MONITORING SYSTEM

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Phase One
Former Council Offices
and Adjoining Land,
St Peter's Hill/St Catherines Road,
Grantham,
NG31 6PZ



LOCATION

The property is situated with frontage to St Peter's Hill and St Catherine's Road, occupying an established central location within Grantham town centre. The immediate area includes a range of retail, leisure and professional services, with Grantham High Street and the Isaac Newton Centre close by.

The property is also within close proximity to Grantham Railway Station, which is within walking distance (circa 0.3 miles), providing mainline services including to London King's Cross. Nearby occupiers and amenities include the Savoy Cinema, and a multi-storey car park on St Catherine's Road, together with a mix of civic and commercial occupiers including Costa, Prezzo, Boots and Lloyds bank.

Main roads serving the area include London Road (A52), which connects through the town and provides onward access westwards to the A1, with the A607 also providing connections through Grantham and to the wider region.



DESCRIPTION

The subject property comprise part of a substantial town centre building.

The property comprises the former office building at St Peter's Hill, which has been subject to a comprehensive conversion programme to comprise of 27 newly completed one and two-bedroom apartments (21 one-bed and 6 two-bed).

The surrounding area is mixed-use in character, with established housing to the north, south and east, and Grantham's main shopping and leisure provision close by. The Sir Isaac Newton Shopping Centre lies on the opposite side of St Peter's Hill, with further town centre amenities within short walking distance.

This property represents a rare opportunity to secure a prominent residential conversion in Grantham Town Centre.

Highlights of phase one include the following:

- ▶ 27 newly completed apartments
- ▶ Fully fitted and ready for occupation
- ▶ Decorated and carpeted throughout
- ▶ Full CCTV monitoring system.

ACCOMMODATION

Phase One (NIA)	M ²	Ft ²
Lower Ground Floor	446.56	4,807
Ground Floor	582.61	6,271
First Floor	388.08	4,178
Total Phase One Area	1,417.25 M²	15,256 Ft²

[View in depth measurements for phase one here.](#)

[View floorplans for phase one here.](#)





BUSINESS RATES

Business rates information available upon request from the agents.

For further information regarding rates payable and small business rates relief, please contact South Kesteven District Council.

PLANNING

For further information on planning and use, please contact South Kesteven District Council Planning Control Department.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TERMS

The premises are available to purchase on a vacant possession basis.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

PRICE

£2.75M

(Two million Seven Hundred and Fifty thousand pounds)

SERVICES

We understand that electricity, water and drainage are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

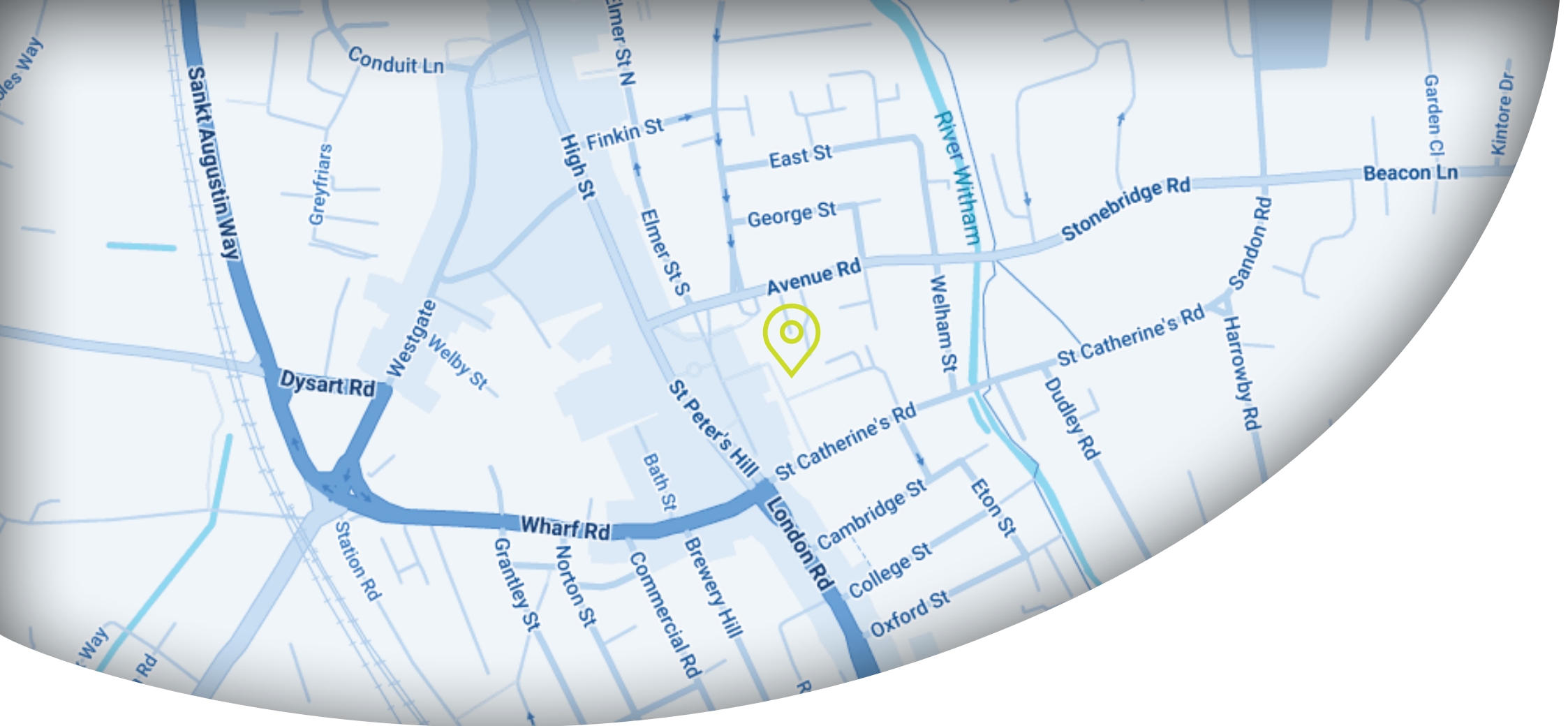
PHASE TWO

The adjoining building provides potential for a second phase of future development (subject to planning) and may also be available for sale.

Further details are available on request.

CONTACT

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MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



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TENANT ADVICE**

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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