

RETAIL / REDEVELOPMENT OPPORTUNITY FOR SALE

On the instructions of Grantham Investments Limited



38-39 High Street, Grantham, Lincolnshire, NG31 6PH

- Retail property – over three floors 3,029 sq ft (281 sq m)
- Prominent High Street location next to Santander Bank and opposite Boots the Chemist
- Suitable for alternative uses to include restaurant, leisure use and/or upper floor residential conversion (subject to planning consent)
- To Let, by negotiation
- Freehold sale at offers in the region of £250,000

01476 592960**Location**

The High Street is one of Grantham's busiest thoroughfares and the property has a primary town centre location. Grantham has a population of approximately 44,898 (ONS 2021) and has easy access to the A1 and main line train services with a journey time to London King Cross from 65 minutes.

Description

Three storey building with rendered front elevation with a pitched roof plus single storey and two storey extensions. Ground floor has a large glazed display window with central entrance door. Predominantly open plan retail area on the ground floor. Upper floor ancillary office and staff accommodation.

Accommodation

Ground Floor – approx 2,016 sq ft (187 sq m)

First Floor – approx 540 sq ft (50 sq m)

Second Floor – approx 473 sq ft (44 sq m)

The above measurements are for guidance only. Once the property has been reinspected, we will provide further measurements.

Services

We understand that mains electricity, water and drainage are connected to the property but recommend that interested parties contact the relevant service companies to confirm the suitability of the services for their intended use.

Town and Country Planning

The property has been used for retail purposes for in excess of 30 years. Previously occupied by Abbey National before Bonmarche took over occupation. The property is suitable for other uses and redevelopment of the upper floors, subject to planning consent.

Prospective purchasers are advised to make their own enquiries regarding planning matters via the Planning Department at South Kesteven District Council. Tel 01476 406080.

Business Rates

The property has a Rateable Value of £24,250 with rates payable for the year 2024/25 of £13,240.

Tenure

The property will be sold with vacant possession. The freehold of the property is for sale at offers in the region of £250,000.

Energy Performance Certificate

An EPC has been commissioned and will be available shortly.

VAT

The property is not subject to VAT.

Viewing

By prior arrangement with Grantham Estates.
Tel: 01476 592960.



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