

FOR SALE

Retail Premises



2 Westgate
Grantham
Lincolnshire
NG31 6LT

*On the instructions of
Grantham Investments Ltd*

Offers in the region of
£165,000 plus VAT

- Town Centre Retail Premises close to the Market Place
- Good Secondary Location on busy main thoroughfare
- Ground floor shop approx 1,780 sq ft (165 sq m)
- Ground floor storerooms approx 366 sq ft (34 sq m)
- First floor offices/store rooms approx 482 sq ft (45 sq m) overall

2 Westgate, Grantham, Lincolnshire

01476 592960

Location

Grantham is the largest town in South West Lincolnshire with a population of over 38,000 residents and a travel to work area population of over 60,000. The town has excellent road and rail links and is situated on the A1 trunk road, the main A52 east-west route and is convenient for the A15 Peterborough to Lincoln and A46 Newark to Leicester roads. London's Kings Cross is approx 65 minutes away on the main East Coast railway line.

Westgate is one of Grantham's busiest thoroughfares and the property enjoys a very good secondary town centre location close to the Market Place.

Description

2 storey building of traditional brick construction with a slate pitched roof and single storey extension to the rear. The shop has a single display window with glazed entrance door.

The current owners have commenced works to refurbish this property and these will need to be completed by the purchaser. This provides a good opportunity for the purchaser to finish the property to meet their own requirements.

Accommodation

Accommodation is as follows (all dimensions are approximate):

Ground Floor

Sales Area – 15'6 shop front width
18'6 max shop width and 104'8 shop depth
1,780 sq ft (165 sq m) overall

Store rooms – 3 connected rooms
11'3 x 17'6, 7'6 x 10' and 10'6 x 9' - 366 sq ft (34 sq m) overall

Toilet facilities

Cellar

Fire Exit – door situated at the rear of the property

First Floor

Front Office overlooking Westgate - 14'6 x 15'8 overall

Kitchen 8'8 x 6'6

Rear Office 16'6 x 13' overall

Second Floor

Attic store rooms

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 this.

Rateable Value

South Kesteven District Council has advised that the property currently has a rateable value assessed at £17,750 with rates payable for the year from 1st April 2010 of £7,348.50.

Tenure

For sale freehold with vacant possession.

Price £165,000

VAT

VAT is applicable to this property.

Viewing

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



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