



## THE OLD BARRACKS, SANDON ROAD, GRANTHAM NG31 9AS

- **Freehold multi-let Office/Clinic investment**
- **Unique character property with private courtyard parking**
- **14,260 ft<sup>2</sup> (1,324 m<sup>2</sup>) with 48 space car park**
- **Popular edge of town centre location**
- **Currently producing £77,450 p.a. with 2 vacant suites**
- **ERV when fully let £101,450 p.a.**

## DESCRIPTION & LOCATION

Attractive former Victorian barracks set around a central courtyard providing secure car parking. The Keep is Listed Grade II and retains many interesting period features associated with its original historic use, as army barracks. The property was converted to offices approx. 30 years ago and is situated in a busy & prominent edge of town centre location. (see attached location plan).

Grantham is an attractive and popular market town with a resident population in the order of 38,000 serving a large catchment area. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within an hours drive.

### Accommodation

Description	ft <sup>2</sup>	m <sup>2</sup>	Parking Spaces
North Wing	3,933	365	12
South Wing	1,450	135	7
Rear Wing	4,906	456	16
North Suite (The Keep)	1,047	97	3
South Suite (The Keep)	1,058	98	4
FF Suite (The Keep)	1,866	173	6
<b>Total (NIA)</b>	<b>14,260</b>	<b>1,324</b>	<b>48</b>

### RATEABLE VALUES

Unit	Rateable Value
North Wing	£32,500
South Wing	£13,750
Rear Wing	£45,250
North Suite (The Keep)	Not Rated
South Suite (The Keep)	£11,000
FF Suite (The Keep)	£15,750

All enquiries regarding Rates Payable should be made to South Kesteven District Council 01476 406080

### SERVICES

All mains services are connected to the property. Interested parties should make their own enquiries to the relevant utility providers as to the capacity & suitability of the services for their intended use.

## ENERGY PERFORMANCE

There are various EPC's & DEC's relating to the property which are available on request.

### SERVICE CHARGE

The occupiers are responsible for the payment of a service charge to cover the costs associated with the maintenance of the common areas (further details available on request)

### TENURE & RENT

The property is offered freehold subject to and with the benefit of the existing occupational leases currently producing £77,450 p.a. (2 units are currently vacant). A schedule of tenancies is attached to the rear of these particulars.

### GUIDE PRICE

£1,100,000 + VAT reflecting an initial yield (ignoring costs) of 7.04% or 9.22% reversionary (based on ERV when fully let).

### VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

### COSTS

Each party to be responsible for their own legal and other costs incurred in respect of a sale of this property.

### VIEWING

For further information or to arrange a viewing, please contact:

Garry Wood MRICS

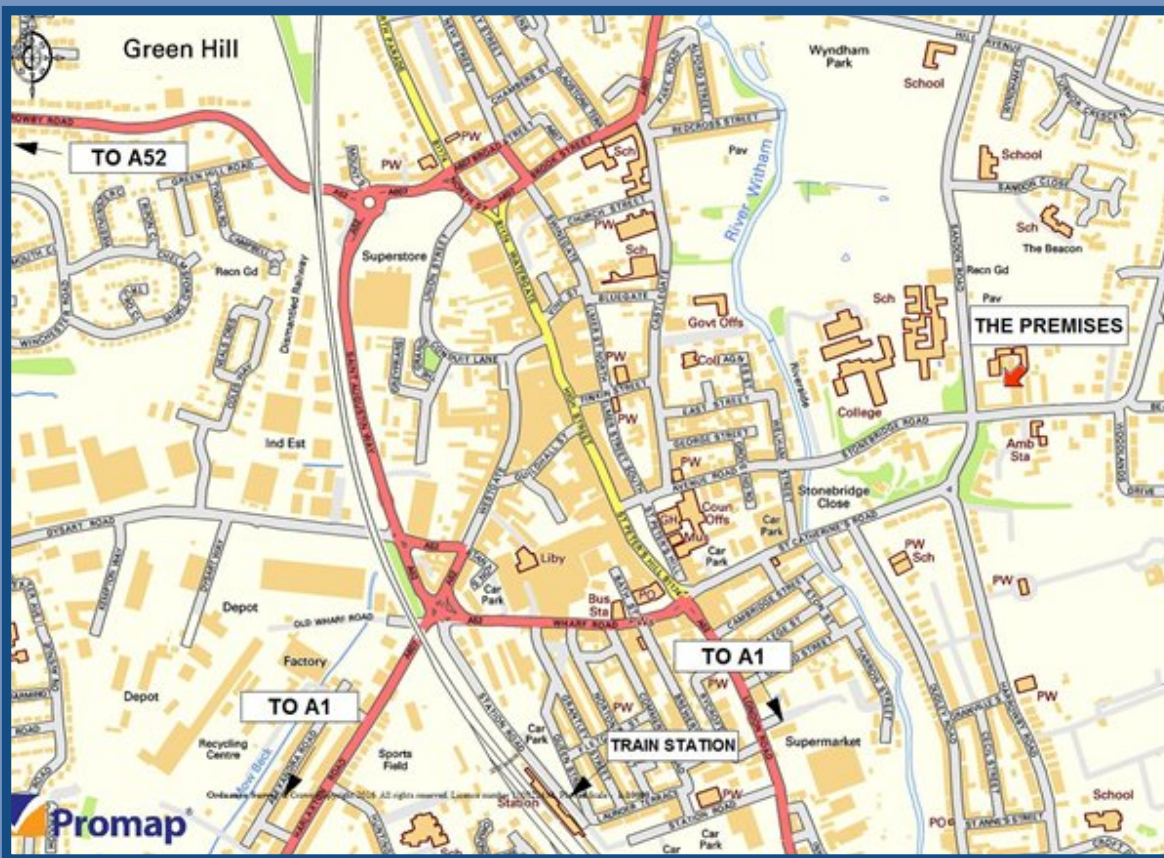
E: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)

M: 07790 831915 or Office: 01636 610906



**General View of Car Park**





Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be placed. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate



# The Old Barracks, Sandon Road, Grantham NG31 9AS Tenancy Schedule December 2022



Unit/Address	Tenant	Lease Start	Term	Lease End	Rent £	Area (sq ft)	Area (m <sup>2</sup> )	Passing Analysis per sq ft	ERV
1st Floor Offices, The keep + 5 parking spaces	Vacant				£ -	1,866	173.35	£ 10.50	£ 10,000.00
North Suite, Ground Floor, The Keep	The Salvation Army Trustee Company	03/02/2015	10	20/02/2025	£ 10,100.00	1,047	97.24	£ 9.65	£ 10,000.00
South Suite, Ground Floor, The Keep	The Keep Clinic Ltd	07/10/2020		07/09/2028	£ 7,500.00	1,058	98.32	£ 7.09	£ 10,000.00
South Wing offices, The keep + 7 parking spaces	Vacant			25/04/2022	£ -	1,450	134.71	£ 9.65	£ 14,000.00
The North Wing & Offices + 12	Lincolnshire County Council	05/06/2006	10	04/06/2016	£ 33,350.00	3,933	365.39	£ 8.48	£ 33,350.00
Sales Room + 16 Spaces	Independent Vet Care Ltd	12/10/2011	15	11/10/2026	£ 26,500.00	4,906	455.78	£ 5.40	£ 34,500.00
				<b>Sub Total</b>	<b>£ 77,450.00</b>	<b>14,260</b>	<b>1324.79</b>		<b>£ 111,850.00</b>



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