



WOOD MOORE & CO.



FREEHOLD RETAIL INVESTMENT - 8-9 HIGH STREET, GRANTHAM NG31 6PN

- Fully let investment currently producing £30,000 p.a.
- Let to British Heart Foundation until August 2025
- Substantial town centre premises with rear loading/parking
- Significant long term redevelopment potential (subject to planning)
- FOR SALE £275,000 + VAT

Wood Moore & Co | Navigation House | 48 Millgate | Newark | NG24 4TS
01636 610906 | enquiries@woodmoore.co.uk | www.woodmoore.co.uk



LOCATION

The property is situated at the heart of the town centre and neighbouring occupiers include Banks and Building Societies together with Estate Agencies and Restaurants as well as The George Shopping Centre. The property benefits from excellent passing footfall and has staff/customer car parking at the rear via Elmer Street North

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.

DESCRIPTION

Substantial retail unit with extensive upper floor storage, enclosed rear yard for deliveries/parking.

Accommodation

Description	ft ²	m ²
GROUND FLOOR		
Retail	4,905	455.7
Office	381	35.4
Internal Storage	1,450	134.7
FIRST FLOOR		
Storage	2,060	191.4
SECOND FLOOR		
Storage (unused)	1,054	97.9
NIA	9,850	915.1

SERVICES

All mains services are available for connection 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.

BUSINESS RATES

The property has a Rateable Value of £38,250. All enquiries regarding business rates should be made directly to South Kesteven District Council.

ENERGY PERFORMANCE

An EPC has been commissioned and will be made available on request.

TENURE

The property is available Freehold subject to, and with the benefit of, the existing lease to British Heart Foundation expiring 08.08.2025 at a passing rent of £30,000 p.a. A copy of the lease is available on request

PRICE

£275,000 + VAT

VAT

All sums 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 the creation of a new lease.

VIEWING

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

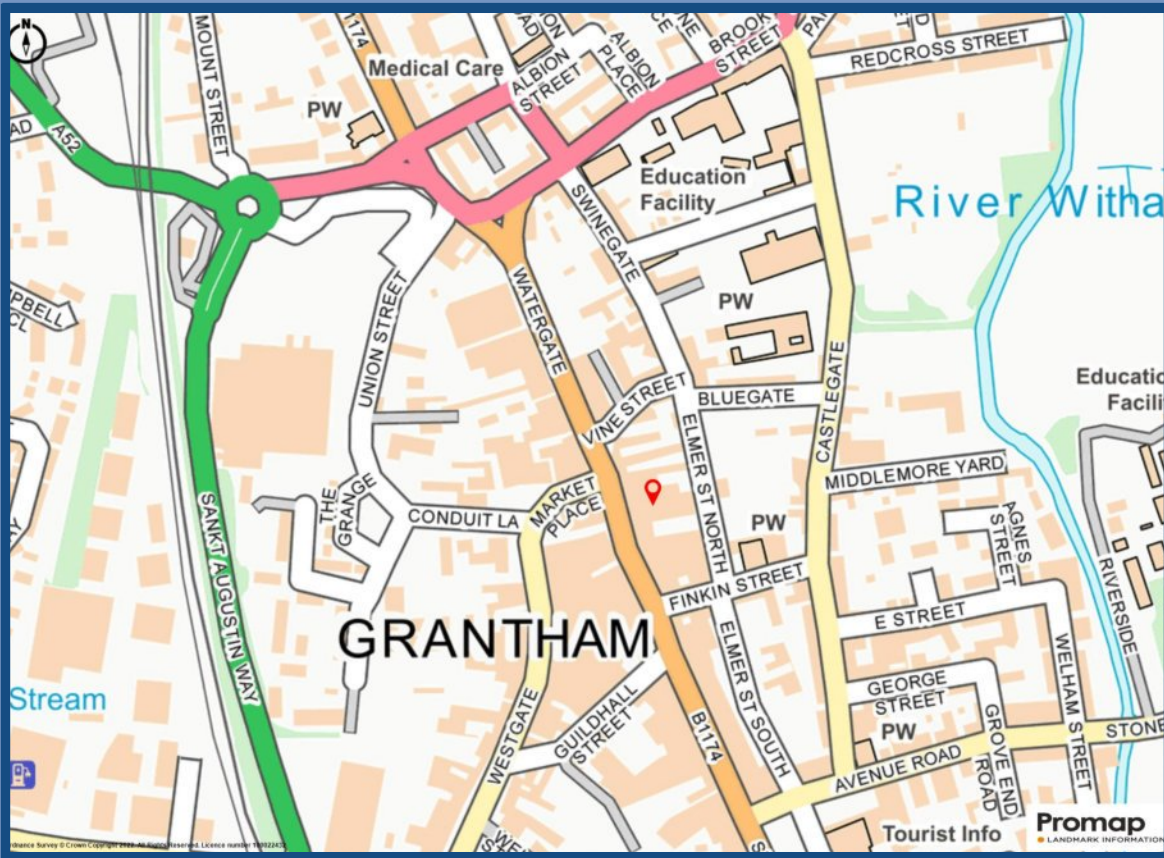
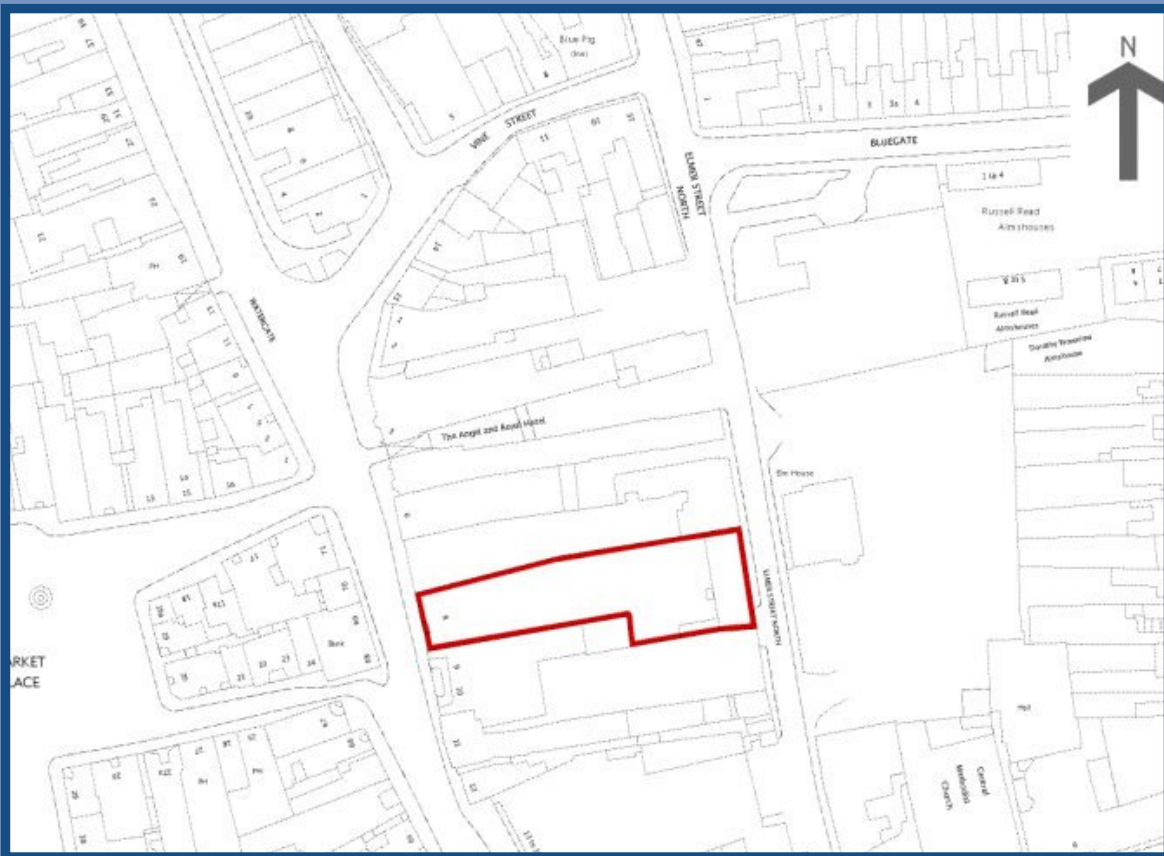
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Rear Yard From Elmer Street North



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