



# WOOD MOORE & CO.



## THE MALTINGS, WHARF ROAD, GRANTHAM NG31 6BH

- **Freehold multi-let Office investment**
- **Prominent town centre property with valuable additional parking on Station Road, adjacent the East Coast main line station**
- **14,684 ft<sup>2</sup> (1,364 m<sup>2</sup>) with 48 car parking spaces**
- **Close to train station with good access to A1/A52/A607**
- **Currently producing £68,350 p.a. with 3 vacant suites & vacant parking spaces**
- **Significant potential for additional income or redevelopment**

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## DESCRIPTION & LOCATION

Attractive, good quality multi-let office conversion with ample parking in prominent town centre location. This Grade II Listed former maltings building provides good quality office accommodation over 3 floors with parking for up to 48 cars and is within a short distance of the train station providing high speed services to London (1 hour).

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 Space Allocation
Ground Floor Suite	3,440	319.6	12
First Floor Suite	3,735	347.1	12
Second Floor (Left)	2,849	264.7	7
Second Floor (Right)	1,932	179.5	7
Annex (G & FF)	1,764	163.9	4
Annex (2F)	964	89.5	2
<b>Total (NIA)</b>	<b>14,684</b>	<b>1,364</b>	

## RATEABLE VALUES

Unit	RV (Current)	RV (April 2023)
G & FF Suite	£60,500	£62,000
2F (Left)	£15,500	£17,000
2F (Right)	£13,250	£13,750
G& FF (Annex)	£16,750	£17,000
2F (Annex)	£8,200	£9,000
Station Road Car Park*	£500 per space	£400 per space

\* The Station Road car park is subject to multiple assessments reflecting various occupancies. 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 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 £86,047 p.a. A schedule of tenancies is attached to the rear of these particulars.

## GUIDE PRICE

£1,300,000 + VAT

## 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 Station Road Car Park**

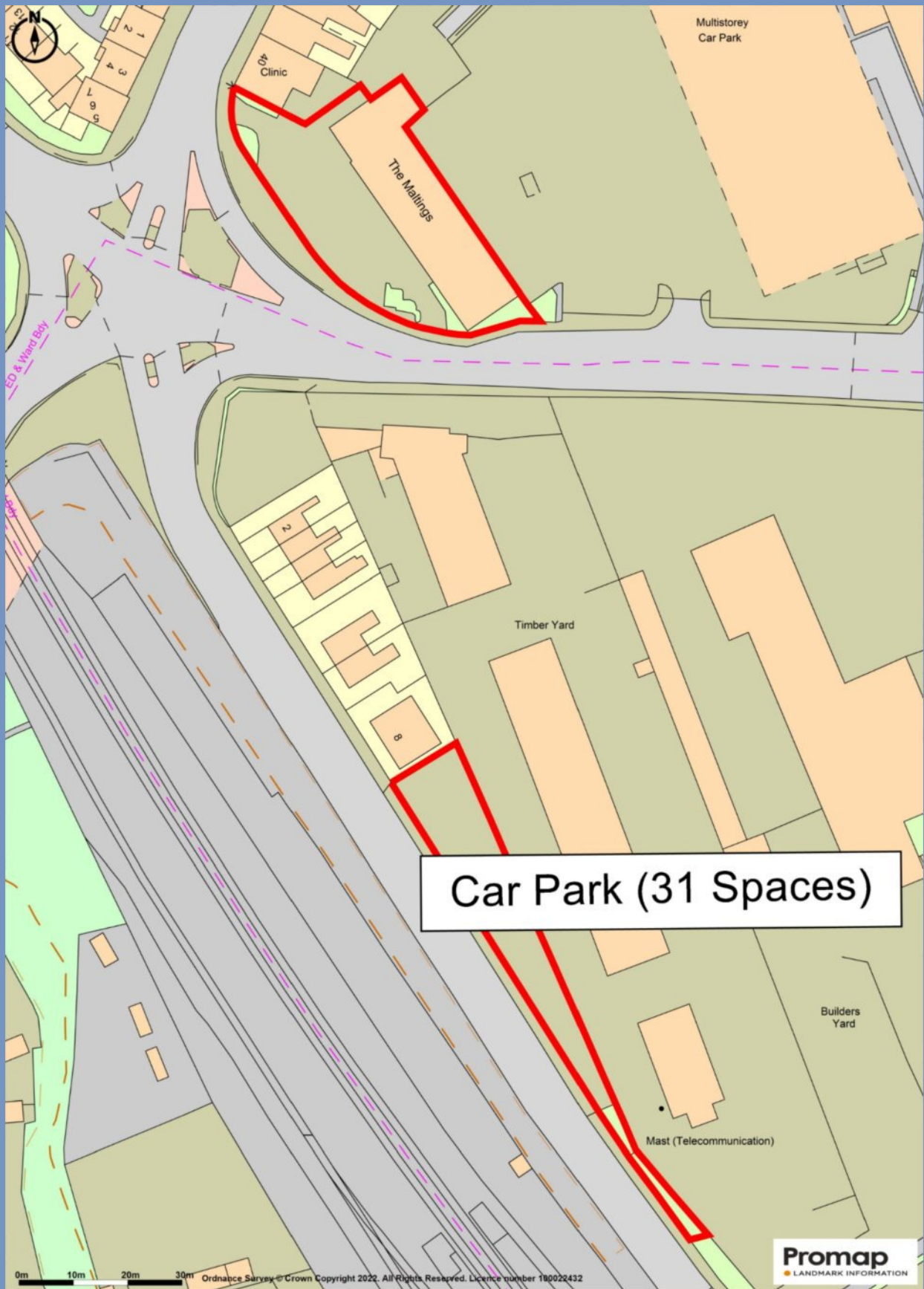
**THE MALTINGS, WHARF ROAD, GRANTHAM NG31 6BH  
TENANCY SCHEDULE (FEBRUARY 2024)**

Property	Unit/Address	Tenant	Lease Start	Term	Lease End	Rent £	Area (sq ft)	Area (m <sup>2</sup> )	Passing Analysis per sq ft
The Maltings	Ground Floor + 4 Parking Spaces	Genie UK	11/01/2024	2	07/07/2025	£ 40,000.00	3,440	319.6	£ 11.63
The Maltings	First Floor	Vacant			07/08/2023		3,735	347.11	
The Maltings	2nd floor (R)	Alpha Asset Finance	01/06/2021	2	31/05/2023	£ 12,300.00	1,932	179.48	£ 6.37
The Maltings	2nd floor (L)	Vacant					1,683	156.35	
The Maltings	Attic Stores	Vacant					1,166	108.3	
The Annexe	Ground & First Floor + 4 parking spaces	CQMS	03/05/2013	10	08/02/2024	£ -	1,764	163.86	£ -
The Annexe	Second Floor + 2 parking spaces	Jupiter Unit Trust Managers Ltd	24/09/2014	2	23/09/2016	£ 11,550.00	964	89.53	£ 11.98
Station Road Car Park	31 car spaces	Various	Licence			£ 4,500.00			
					<b>Sub Total</b>	<b>£ 68,350.00</b>	<b>14,684</b>	<b>1364.23</b>	



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

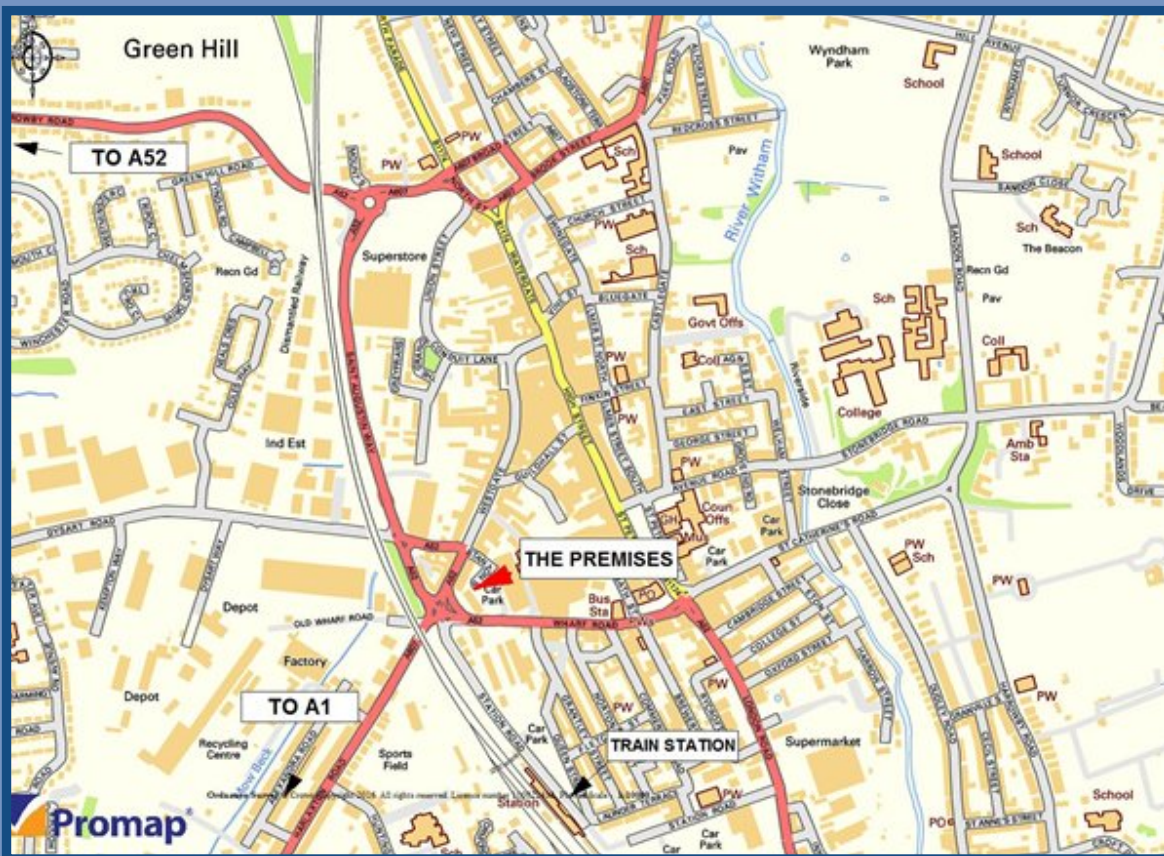




Car Park (31 Spaces)

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