



26, Westgate Grantham, NG31 6LX

Commercial property **FOR SALE** or
TO LET

Freehold - £109,000
Lease Rent on application

Grantham Town Centre

- Leasehold available with information provided upon request
- Ground floor retail unit with basement, 1st and 2nd floor storage
- For Sale Freehold with Vacant possession
- Ideal investment or owner occupier property
- Grantham Town Centre Location
- Not suitable to convert the upper floors with separate access

Summary

Size - 1,388 sq ft

Price - £109,000

VAT - Not applicable

Rateable Value - £3,650 for the Ground Floor

Legal Fees - Each party to bear their own Costs

EPC - C (68)



Description

A great opportunity to acquire a commercial property in the heart of Grantham Town Centre.

26 Westgate is set over 4 floors to include, Basement, ground, first and second while also including a small rear external courtyard space.

The property is perfectly set within Grantham Town Centre and provides a great opportunity for an owner operator or investor. The property has no rear access.

Location

Grantham is a market town with a resident population in the order of 45,000 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.



Terms

The property is available freehold with vacant possession at an asking price of £109,000.

We are advised that the property may be available to let



Services

We are advised that main services are connected to the property. These services have not been inspected or tested by the agent.

Planning

We are advised that the current planning use for the property is Class A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways.

Finance

Finance may be available through Independent Financial Brokers and P&F Commercial would be pleased to make an introduction for you. The Brokers are completely independent of P&F Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.

Viewing and Further Information

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