



The Maltings Wharf Road, Grantham, NG31 6BH

Freehold Multi Let investment for Sale

£1,500,000 + VAT

14,500 sq ft space across 2 buildings

- Multi Let office investment For Sale
- 48 car parking spaces across 2 car parks
- Grantham Town Centre Location
- Income circa £127,500 net
- 1 office space to let at £12,000 per annum
- Funding available subject to status

Summary

Available Size - 14,500 sq ft
Price - £1,500,000 + VAT
Business Rates - Each unit is individually rated - tenants responsibility
Service Charge - £0.50 per sq ft paid by the tenants to include building insurance
Car Parking - 48 space across 2 car parking areas
VAT - Applicable
Legal Fees - Each party to bear their own costs
EPC Rating - C (54)

Description

Offered For Sale - The Maltings is a well presented and well located multi let office investment in the Centre of Grantham, The block is a good quality multi-let office conversion with ample parking within a prominent town centre location. This Grade II Listed former maltings building provides aesthetic features and the additional provision of parking for up to 48 cars.

Location

Grantham is a 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

The accommodation comprises the following areas:

Ground Floor Suite 3,440 sq ft - 319.6 sq m
First Floor Suite 3,735 sq ft - 347.1 sq m
Second Floor (Left) 2,849 sq ft - 264.7 sq m
Second Floor (Right) 1,932 sq ft - 179.5 sq m
Annex (G & FF) 1,764 sq ft - 163.9 sq m
Annex (2F) 964 sq ft - 89.5 sq m
Total (NIA) 14,684 sq ft 1,364 sq m

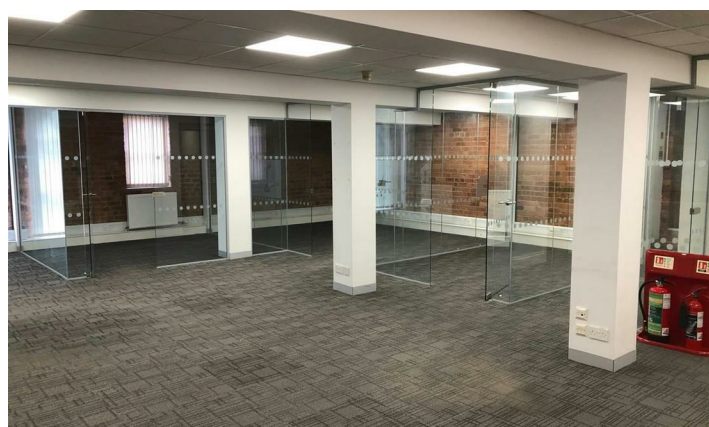
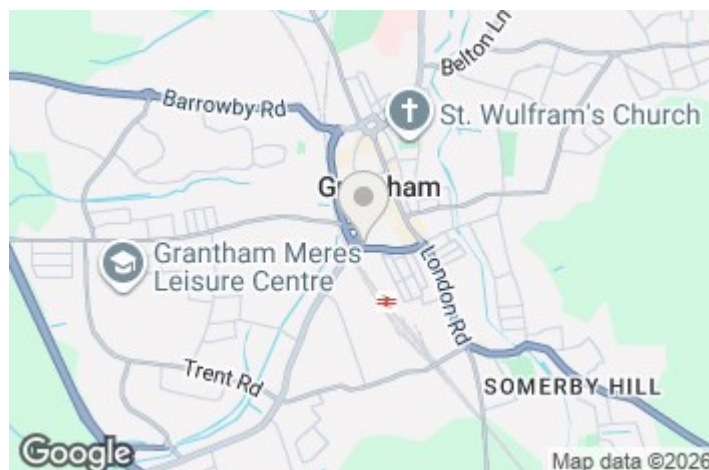
Terms

Offered For Sale Freehold with a guide price of £1,500,000 plus VAT.

Income

The Current income is £127,500 per annum and is fully let apart from one small office in the Annexe (£12,000 per annum) - fully let the net rental income is circa £140,000 per annum.

Leases range from 12 months to 5 year terms - a detailed tenant breakdown is available on request.



Viewing and Further Information

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