



26, Westgate Grantham, NG31 6LX

Commercial property FOR SALE via  
secure online Auction

Freehold - £85,000 - Auction  
Guide

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  
Auction guide Price - £85,000  
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 Auction guide price of £85,000. We are advised that the property may be available to let

### Services

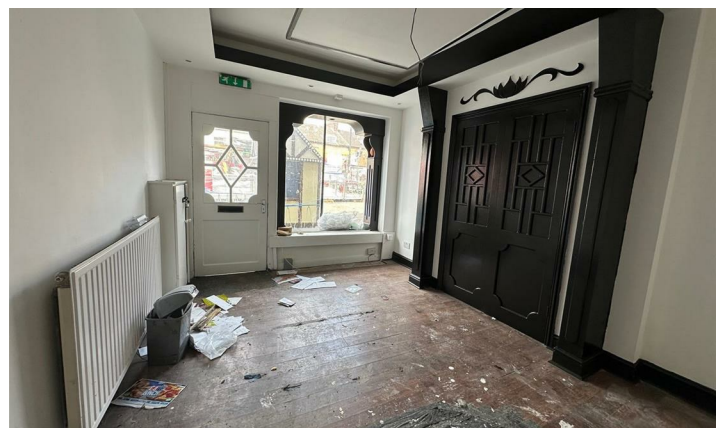
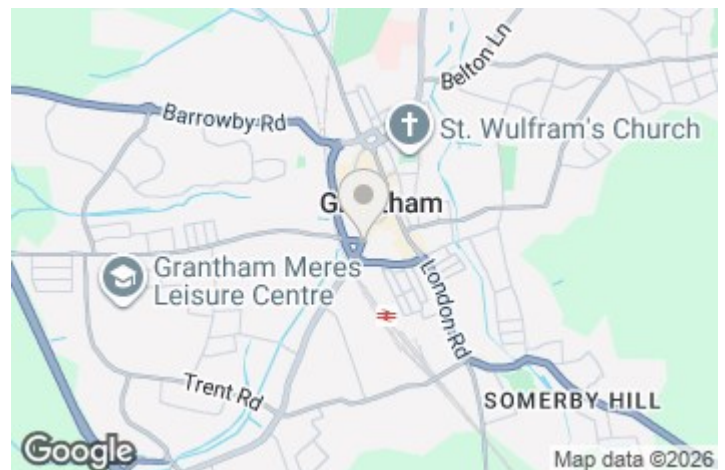
We are advised that main services are connected to the property. These services have not been inspected or tested by the agent.

### 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 please 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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the Auctioneer. Bids can be made via the Marketing Agents or via the Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any

