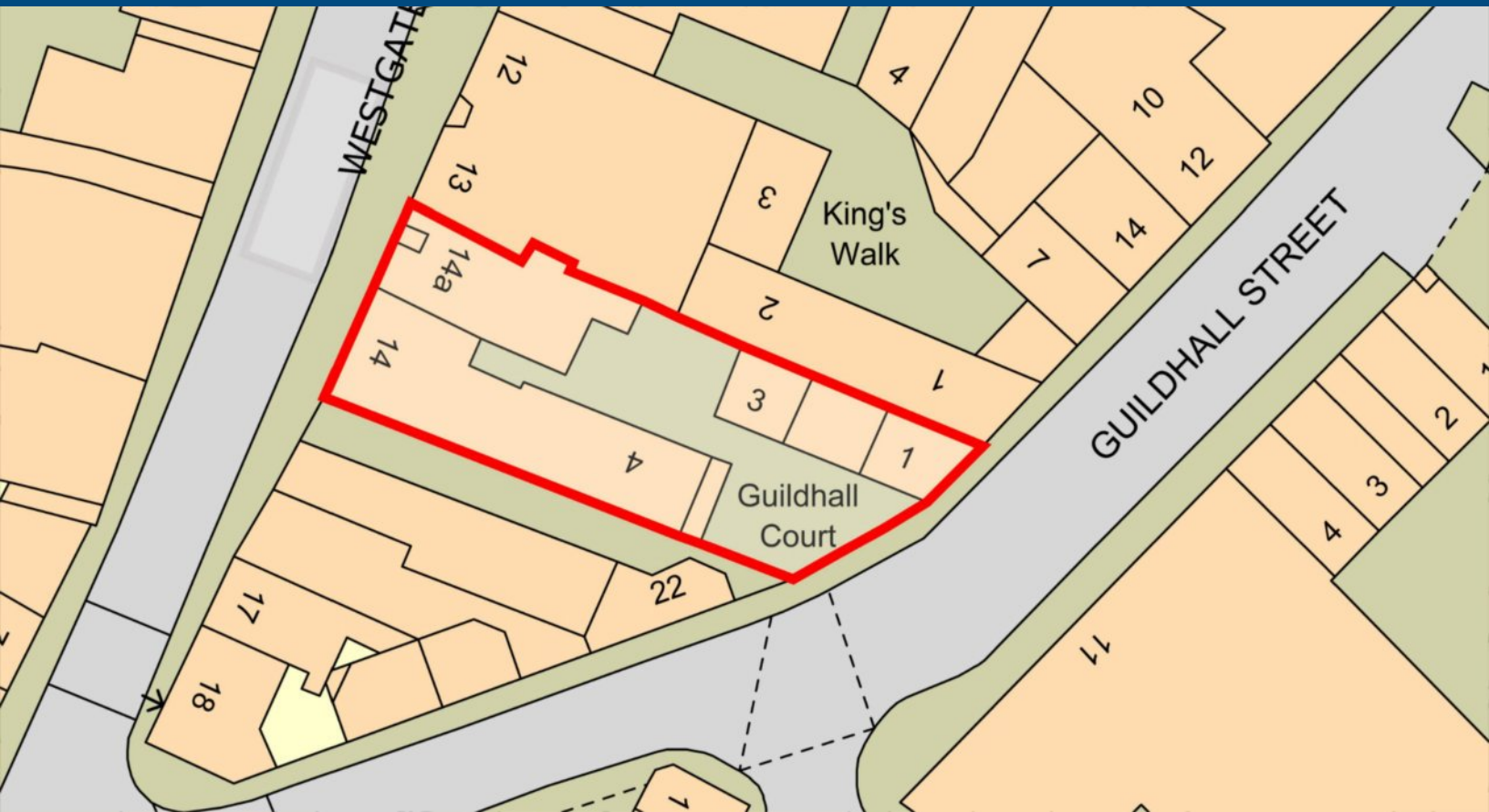




WOOD MOORE & CO.



GUILDHALL COURT & 14/14a WESTGATE, GRANTHAM NG31 6NJ

- **Freehold let multi-let retail & leisure investment (1 vacant unit)**
- **Prominent town centre property**
- **Comprising 5 retail units & 1 Restaurant**
- **4,120 ft² (382.78 m²) Net Internal Area**
- **Close to train station with good access to A1/A52/A607**
- **Currently producing £29,700 p.a. with potential for rental growth**

DESCRIPTION & LOCATION

Attractive, good quality multi-let retail/leisure investment in prominent town centre location. This partially Listed Grade II Listed property extends between Westgate and Guildhall Street in a popular good secondary retail location. The extent of the property is shown, for identification purposes only on the Ordnance Survey plan incorporated into these particulars.

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 ² | m ² |
|---|-----------------|----------------|
| 14 Westgate | | |
| Ground Floor Retail | 441 | 40.99 |
| 14a Westgate | | |
| Ground & First Floor Retail with First & Second Floor ancillary | 1,739 | 161.53 |
| 1 Guildhall Court | | |
| Ground Floor Retail with First Floor treatment room | 432 | 40.22 |
| 2 Guildhall Court | | |
| Ground Floor Retail with First Floor storage/ancillary | 353 | 32.81 |
| 3 Guildhall Court | | |
| Ground Floor Retail with First Floor storage/ancillary | 366 | 34.0 |
| 4 Guildhall Court | | |
| Ground Floor Restaurant with external courtyard seating areas | 789 | 73.23 |
| Total (NIA) | 4,120 | 382.78 |

SERVICES

All mains services are understood to be available for connection to the property. Interested parties should make their own enquiries to the relevant utility providers as to the capacity, suitability & availability of the services for their intended use.

ENERGY PERFORMANCE

Energy Performance Certificates have been commissioned and will be available on request.

BUSINESS RATES

The property is subject to the following assessments:

| Unit | Rateable Value |
|--------------------------|----------------|
| 14 Westgate | £8,600 |
| 14a Westgate | £9,100 |
| 1 Guildhall Court | £3,850 |
| 2 Guildhall Court | £3,450 |
| 3 Guildhall Court | £3,500 |
| 4 Guildhall Court | £8,500 |

TENURE & RENT

The property is offered freehold subject to and with the benefit of the existing occupational leases currently producing £29,700 p.a. A schedule of tenancies is attached to the rear of these particulars.

GUIDE PRICE

£400,000

VAT

We are advised that the sale of this property is not subject to VAT

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, which is strictly by appointment only, please contact:

Garry Wood MRICS

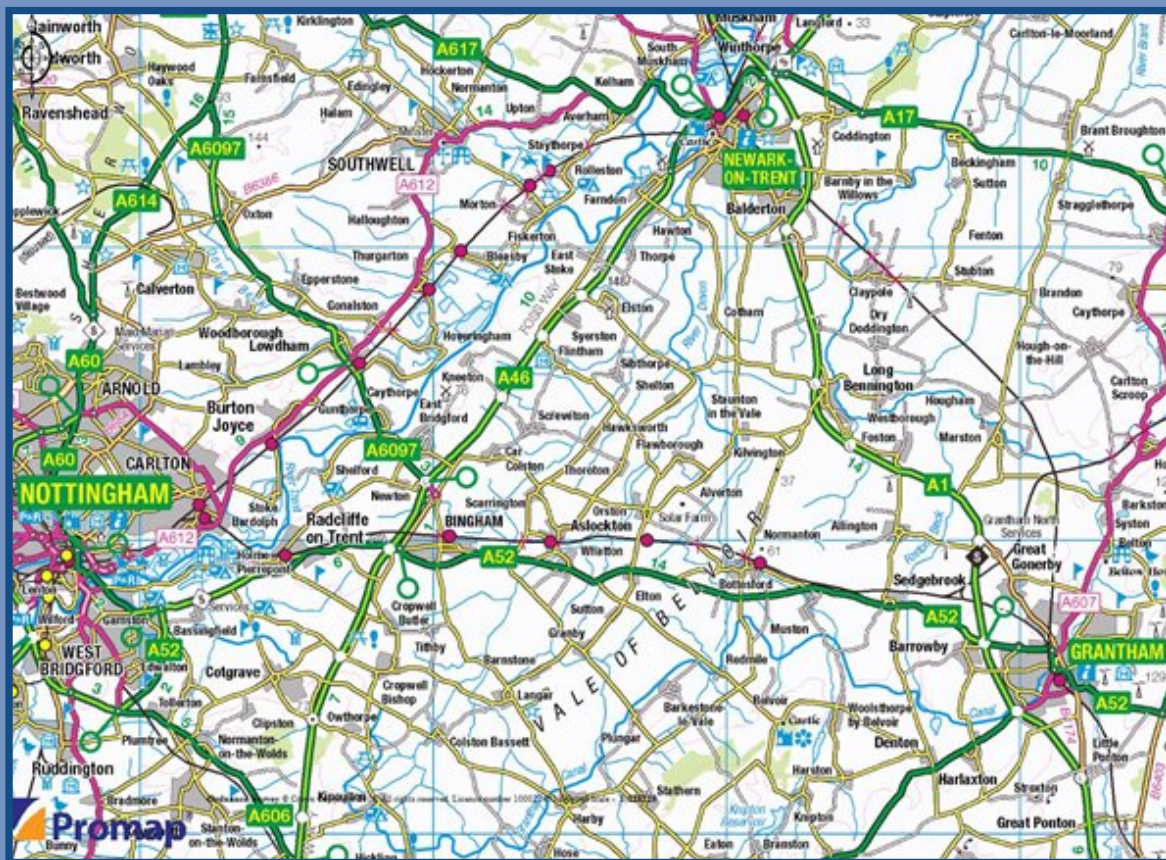
E: garry@woodmoore.co.uk

M: 07790 831915 or Office: 01636 610906

| Property | Tenant | Tenancy Start | Term | Lease End | Rent £ | |
|-------------------|--|---------------|----------------|--------------|--------------|--------------------|
| 14 Westgate | Vacant | n/a | n/a | n/a | £ | - |
| 14a Westgate | Mrs K V Morrison t/a Westgate Gallery | 24/06/2021 | Annual Licence | Holding Over | £ | 4,500.00 |
| 1 Guildhall Court | Mrs R A Luttk t/a One Cut bove | 09/01/2004 | 9 | 01/10/2019 | £ | 4,200.00 |
| 2 Guildhall Court | Mr C R Taylor t/a Holroyds Traditinal Sweet Shop | 02/10/2010 | Annual Licence | Holding Over | £ | 4,000.00 |
| 3 Guildhall Court | Miss D Rogers t/s The Boutique | 15/10/2011 | Annual Licence | Holding Over | £ | 4,000.00 |
| 4 Guildhall Court | Mr P T Mattison & Ms H J Pulfrey t/a Knightingales | 16/05/2016 | 9 | 15/05/2025 | £ | 13,000.00 |
| | | | | | Total | £ 29,700.00 |



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



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