



Moving with the times

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**GARAGES, 40/41 OXFORD STREET, GRANTHAM  
OFFERS OVER £20,000**



- Range Of Garages Or
- Storage Buildings
- Adj Small Yard
- Centrally Situated
- Potential For Other Uses
- Subject To Planning
- Sale By Informal Tender
- Weds 19th October 2011

**VIEWING**

Strictly by appointment with the Selling Agents Escritt Barrell Golding. All prospective purchasers are invited to discuss any matters of particular interest to them with a staff member who has seen the property before making an appointment to view.

**SITUATION**

Grantham is an historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools, also a number of primary, secondary and nursery schools. Grantham boasts a wealth of further amenities such as health, leisure and shopping including a variety of independent and National chain shops as well as a Saturday street market.

**DESCRIPTION**

The subject property is a small 'L' shape range of Garage/Storage buildings situated in a predominantly residential area adjoining the southern fringe of the town centre.



**APPROACH**

The buildings are approached through a shared archway between numbers 40 & 41 Oxford Street and comprise:

**STORAGE BUILDING**

9.60m(31'6") max x 3.57m(11'9") max

With twin up-and-over doors, concrete floor, sink unit with cold water supply. Wooden stairway to

**LOFT STORAGE AREA**

6.70m(22'0") x 2.52m(8'3") overall

Maximum headroom 2.3m reducing to 1.28m.

Timber board floor, two windows to the north elevation.



**GARAGE ONE**

4.50m(14'9") x 3.50m(11'6") max overall

Pair of wooden entrance doors, concrete floor.

**GARAGE TWO**

4.35m(14'3") x 2.56m(8'5")

Pair of wooden entrance doors, concrete floor.



**OUTSIDE**

Small enclosed yard area with timber entrance gate from the shared entrance.

**SERVICES**

Mains water is connected. Interested parties should make their own enquiries with the statutory providers in respect of other services.

**BUSINESS RATES**

The current Business Rating Assessment in respect of the premises is £2,275.

**LOCAL PLANNING AUTHORITY**

South Kesteven District Council  
Council Offices  
St Peter's Hill  
Grantham  
NG31 6PZ  
Tel: 01476 406080

**INFORMAL TENDER**

Tenders should be submitted in writing on the form attached to these particulars and delivered in a sealed envelope clearly marked TENDER - BUILDINGS, OXFORD STREET, GRANTHAM to our offices at 24 St Peter's Hill, Grantham, Lincs NG31 6QF by 12 noon on Wednesday 19 October 2011. Offers must be for the whole property and for a fixed single figure not related to any other offer or event.

In particular the seller may disregard the following:

- 1) Any tender which is not submitted on the tender form.
- 2) Any tender which is qualified or made subject to conditions.
- 3) Any tender from undisclosed principles.
- 4) Any tender in which the amount is indefinite or is calculable only by reference to other tenders or which otherwise fails to comply with these conditions in any respect.

The vendor does not bind themselves to accept the highest or indeed any other.

**MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MORTGAGES**

We are pleased to offer a FREE mortgage consultation with our independent mortgage consultant if you wish to take advantage of this service please speak to a member of staff on 01476 590211

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**SURVEYS**

When you have found the home you want to purchase, remember that Escritt Barrell Golding Chartered Surveyors can help you even further.

Our qualified Surveyors are able to carry out the a "RICS HomeBuyer Report" Which includes a property Survey & Valuation to help you a reasoned & informed decision on whether to go ahead with buying the property, and at what price. Taking into account of any repairs and replacements required.

PLEASE NOTE: We are not able to carry out surveys on properties being sold by Escritt Barrell Golding

**RENTED PROPERTIES**

A comprehensive residential estate management service is available from Escritt Barrell Golding. Landlords and Tenants should ask for more information on 01476 565371 or [lettings@ebgproperty.co.uk](mailto:lettings@ebgproperty.co.uk)

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**FREE VALUATION**

For a free, no obligation valuation contact Escritt Barrell Golding on 01476 590211 or [grantham@ebgproperty.co.uk](mailto:grantham@ebgproperty.co.uk)

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



*Details Printed 28/09/11*

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