

COMMERCIAL

Town Centre Retail / Office Premises

FOR SALE OR TO LET

**27 HIGH STREET
GRANTHAM
NG31 6PH**



PRICE - £140,000 - Freehold

or

RENT £11,000 P.A.X. F.R.I. Terms

GENERAL REMARKS

These town centre premises occupy a prominent trading position on the east side of High Street. There is a ground floor sales area of approximately 380 sq ft with additional office/storage accommodation on the first and second floors. Partial gas fired central heating is installed. There is a separate brick and tile storage building at the rear with pedestrian access from Elmer Street.

THE PREMISES

GROUND FLOOR

Sales Shop 10.43m including window x 3.30m increasing to 3.50m max (34'3" including window x 10'10" increasing to 11'6" max). Front display window with central recessed door. Further small display window to the south return wall. Fluorescent strip lighting and ceiling mounted spotlights. Three radiators.

Lobby:

Cloakroom: Radiator. Toilet off, having hand basin with electric water heater over. WC.

Kitchen: Fitted sink unit with electric water heater over. Fitted wall shelving. Radiator. Rear entrance door off.

FIRST FLOOR

Front Office: 4.38m x 3.40m (14'5" x 11'2") with attractive bow window. Radiator.

Office 2: 3.91m x 2.59m (12'10" x 8'6") Radiator, wall mounted storage cupboards. Small storeroom off with fitted shelving and wall mounted gas fired central heating boiler.

SECOND FLOOR

Front Office/Store: 4.21m x 3.35m (13'10" x 11')

Rear Office/Store: 3.65m x 2.56m (12' x 8'5")

Bathroom: Bath, washbasin, WC. Radiator

THIRD FLOOR Attic

OUTSIDE: Small enclosed yard. Brick and pantile storage building 7.77m x 3.04m (25'6" x 10') overall, (includes WC presently disconnected) with loft over. Rear entrance door with pedestrian access from Elmer Street south.

Business Rate: We understand from the Valuation Office website that the current business rating assessment is £14,000.

Services Mains gas, water electricity and drainage are connected.

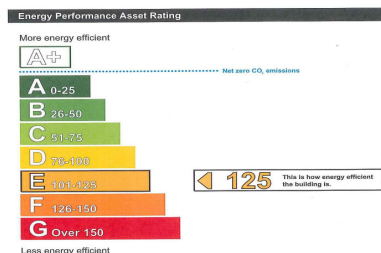
Price £140,000 –Freehold or alternatively the property is offered **To Let** under a new Lease at the commencing rent of **£11,000** per annum exclusive on F.R.I. terms.

To View :

By appointment with Escritt Barrell Golding Chartered Surveyors 24 St Peter's Hill, Grantham NG31 6QF

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These particulars are believed to be correct and are issued in good faith but their accuracy cannot be guaranteed and they do not form any part of an offer or contract. Please conduct all negotiations through Escritt & Barrell