



FOR SALE

£250,000 Asking price

25 ST. CATHERINES ROAD
GRANTHAM | NG31 6TT

- Close to Town Centre
- Accommodation arranged over four floors and rear garden
- Gas Central Heating
- UPVC Double Glazing

LOCATION

Grantham is a growing market town with a new, contemporary housing developments including Spitalgate Heath Garden Village to the south-east of Grantham and Poplar Farm to the north-west.

The Property benefits from a prominent main road position on St Catherine's Road close to the centre of town and opposite the new cinema complex and public car park.

Grantham is located approximately 15 miles South of Newark and 18 miles North of Stamford.

DESCRIPTION

The Property is arranged over four floors including a basement.

Office accommodation is arranged over the ground, first and second floors being secure cellular offices plus communal WC facilities on the ground floor.

The Property also benefits from an enclosed garden, off-road parking for two cars, gas central heating and uPVC double-glazing.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is 1,480 sq ft (137.52 sq m).

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £2,425 for the basement and ground floor. The rate for first and second floors is £3700.

Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of C. A Copy of the certificate is available upon request.

VAT

The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

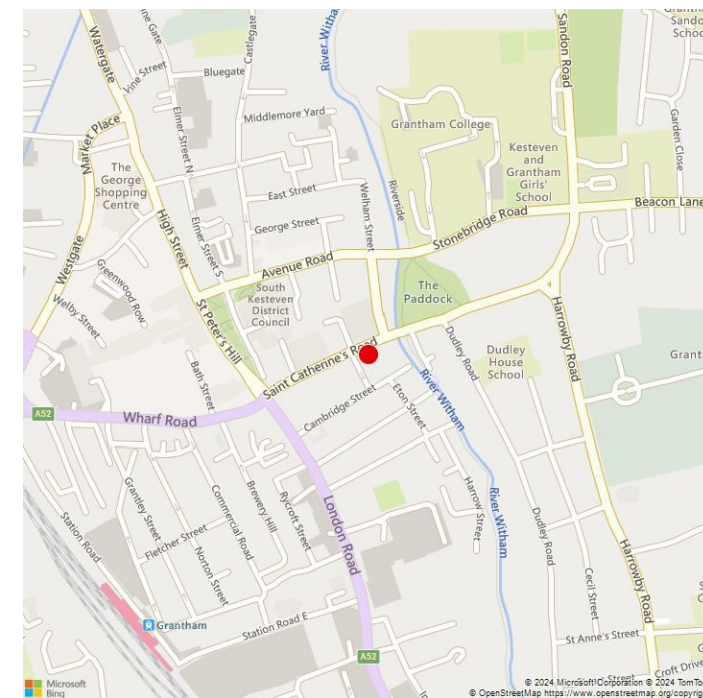
LEGAL COSTS

Each Party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing

and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

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