

THE OLD SCHOOLS

Station Road East, Spittlegate, Grantham, NG31 6HX



Key Highlights

- Rare Town Centre opportunity.
- First time on the market in 40 years.
- Excellent location, and within close proximity of the A1 and National motorway network.
- Adjacent to Grantham Mainline Railway Station.
- Onsite and neighbouring car parking.
- Flexible showroom, workspace, offices and studios, ranging from 500 sq ft (46.45 sq m) to 17,126 sq ft (1,593.52 sq m).
- Development potential for a variety of uses (subject to planning permission).
- Rents ranging from £7.50 per sq ft to £15.00 per sq ft.
- Offers in excess of £895,000.

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Location

Grantham is located on the River Witham in the county of Lincolnshire and close to the Lincolnshire / Leicestershire border.

Historically the towns' economy was based upon engineering and manufacturing, and this continues with its diverse range of manufactured products including textiles, food, timber and plastics. The high tech and service sector industries have grown rapidly in recent years with tourism also on the increase.

Nearby centres of note include Newark on Trent approximately 16 miles (25.7 km) to the north, Nottingham approximately 23 miles (37 km) to the west, Boston approximately 30 miles (48.3 km) to the east, Leicester approximately 33 miles (53.1 km) to the south west and Peterborough approximately 35 miles (56.3 km) to the south.

Grantham's mainline railway station runs services into London Kings Cross in approximately 1 hour and 15 minutes.

In addition, the A1 and National motorway network are within close proximity.

Situation

The property occupies an enviable Town Centre position adjacent to Grantham Mainline Railway Station fronting Station Road East at its junction with Commercial Road.

Directly opposite is Grantham Station car park and both the station and Town Centre are within a short walking distance.

Description

The property comprises two Victorian buildings, Infants and Primary School, originally constructed in 1896 with modern additions and incorporating numerous period features. Of note are the double height open beamed vaulted ceilings and feature windows providing excellent natural light.

The property would be suited to a variety of uses including showroom, offices, leisure, and studio/workshops (subject to planning permission). Internally, the accommodation is configured to provide a combination of room sizes together with associated kitchen and WC facilities.

In addition, there is generous onsite car parking provision and loading area.

Accommodation

Flexible accommodation can be provided ranging from 500 sq ft (46.45 sq m) to 17,126 sq ft (1,593.52 sq m) to meet a tenant's requirements.



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Development Potential

The site extends to approximately 0.91 acres (0.37 hectares) and due to its exceptional position within the Town Centre provides a rare development opportunity and would be suitable for a variety of uses (subject to planning permission) as follows:

- Residential.
- Leisure.
- Offices.
- Healthcare.
- Place of Worship.

Ratable Value

We have been advised that the property is currently assessed with a single Rateable Value which will be split depending on the tenant's requirements.

By way of guidance, the 2020/2021 Rateable Value of the property is as follows:

Rateable Value	£53,000
Rates Payable	£27,136 (£1.59 per sq ft)

It should be noted that tenants may qualify for Small Business Rate Relief. We would advise that tenants seek confirmation of their Rates Liability from South Kesteven District Council (01476 406 080).

Terms

The property is available on flexible lease terms.

Price

Offers in excess of £895,000.

Service Charge

Service charge of £0.50 per sq ft plus VAT will be charged to cover maintenance of common areas.

Utilities

Depending on the size of the area taken, utilities are sub-metered and will be re-charged to the tenant.

Viewings

Strictly by appointment only with Sole Agent, Savills.

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