

FOR SALE / TO LET

ROADSIDE TRADE COUNTER, WORKSHOP + YARD

372/374 Harlaxton Road, Grantham, NG31 7JX



Key Highlights

- Prominent roadside opportunity next to A1 motorway
- Suitable for a variety of uses, subject to planning permission
- Extensive yardage and roadside display area on a total site area of 0.58 acres (0.23 hectares)
- £795,000 plus VAT
- £55,000 per annum, exclusive

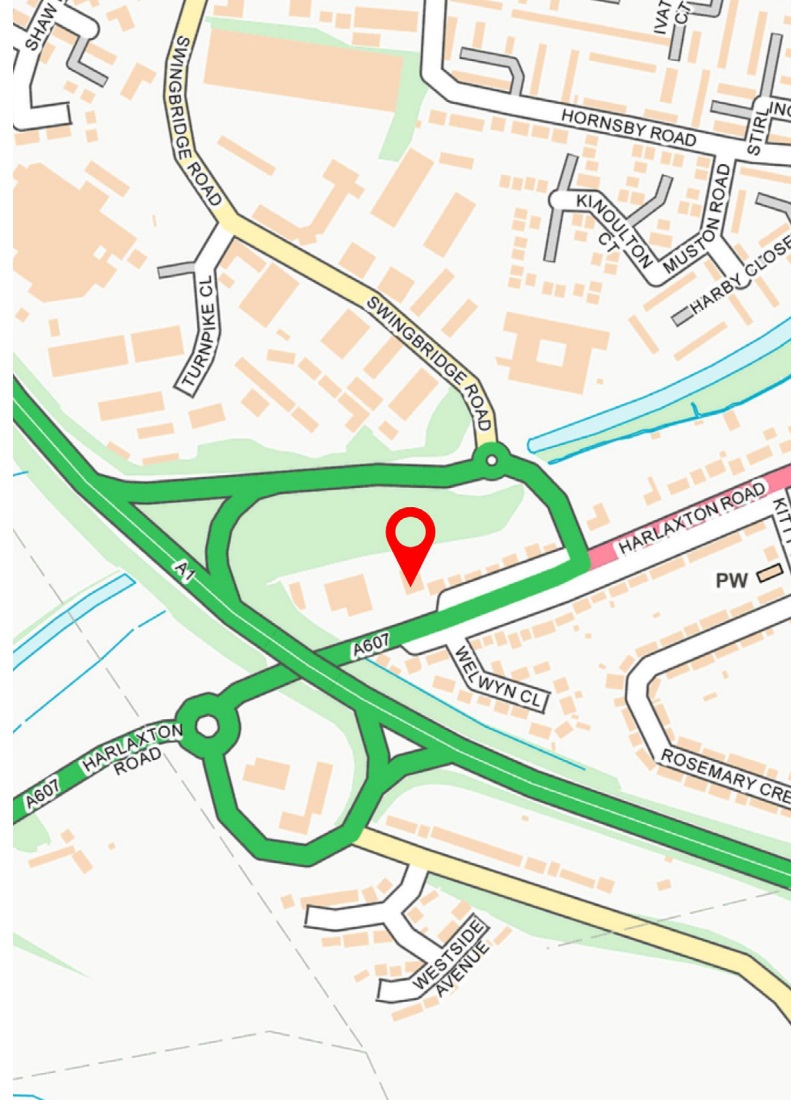
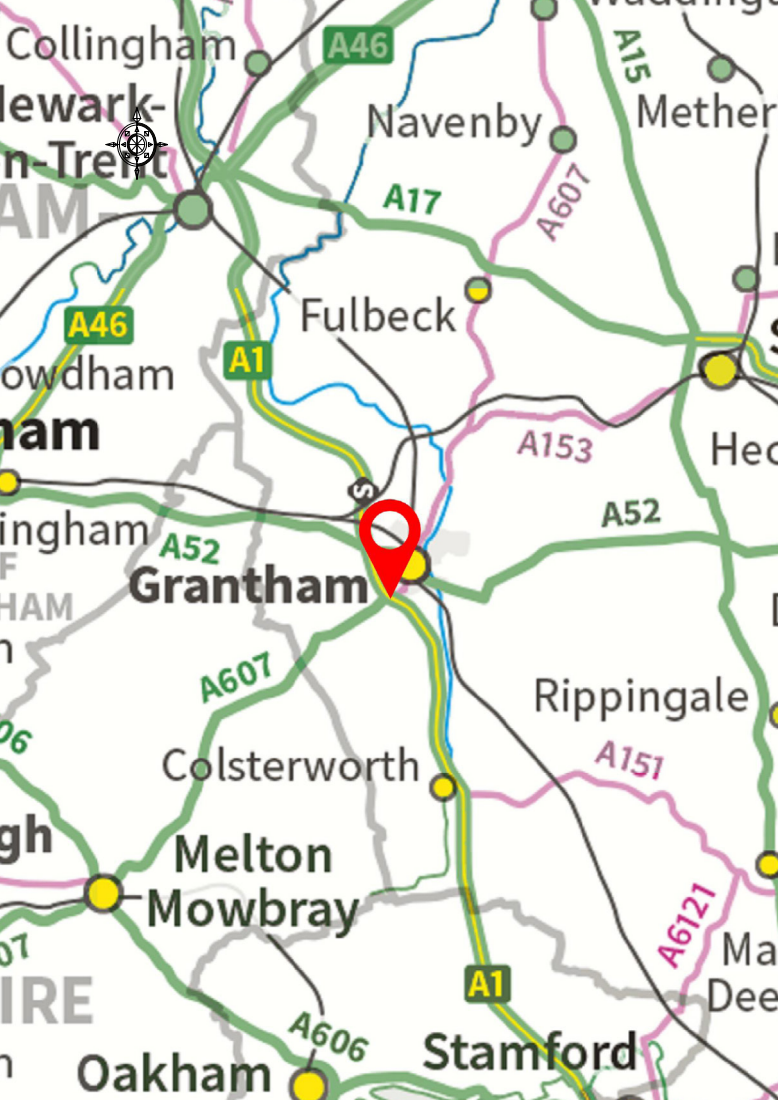


SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

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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.

SITUATION

The property enjoys a prominent frontage to Harlaxton Road (A607) close with its junction to the A1. Nearby occupiers include Grantham Squash and Fitness Club and Premier Inn.

DESCRIPTION

The property comprises a steel portal frame workshop, washbay and ancillary offices being of a steel portal frame construction pitched in a single bay with composite profile steel cladding to the elevations and roof incorporating scattered Perspex roof-lights.

The external elevations incorporate colour coated UPVC double glazed window units and personnel entrance, with six level access electrically operated steel roller shutter doors.

Externally, the property benefits from a substantial yard / loading area suitable for roadside display, on a site extending to 0.58 acres (0.23 hectares).

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice 6th Edition, we calculate the property provides the following gross internal area:

UNIT	SQ FT	SQ M
Workshop	2,373	221
Offices	928	86
Storage	586	54
TOTAL	3,887	361

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TERMS

The property is available by way of flexible lease terms on a full repairing and insuring basis.

RENT

£55,000 per annum, exclusive.

PRICE

£795,000 plus VAT

VAT

The position with regards to VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.

EPC

The property has an EPC Rating of C65.

RATEABLE VALUE

- Rateable Value (2023) £13,000 and £6,000
- Rates Payable 2025/2026 £6,487 and £2,994

VIEWING

Strictly by appointment only with the Sole Agent Savills.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

LEGAL COSTS

Each party is to be responsible for their own legal costs involved in this transaction.

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CONTACTS

For further information
please contact:

Victor Ktori

vktori@savills.com
+44 (0) 7870 999 467

Christine Thorn

cthorn@savills.com
+44 (0) 115 934 8050

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