



Ground floor freehold investment for sale

99A Westgate, Grantham, NG31 6LE

Investment for sale - Grantham

Town Centre - £235,000

1,346 sq ft

(125.05 sq m)

- Circa 5 years left on the current lease
- Passing rent £25k per annum
- Ground floor and basement
- Finance available subject to status

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Summary

Available Size	1,346 sq ft
Price	Offers in the region of £235,000
Rates Payable	£6.49 per sq ft
Rateable Value	£17,500
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Offered for sale is this licensed/leisure investment - trading as a late night / lap dancing venue for many years.

The accommodation occupies ground and basement floors.

Location

Grantham is a well appointed market town in South Lincolnshire with the A1 running just south providing excellent access to and from the town, local Cities include Nottingham approximately 23 miles away and just 25 miles North lies the city of Lincoln.

Accommodation

The accommodation comprises the following areas:

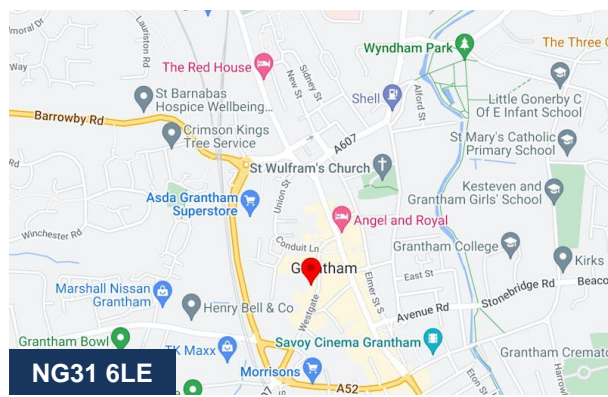
Name	sq ft	sq m	Availability
Ground - Ground and basement floors	1,346	125.05	Available
Total	1,346	125.05	

Viewings

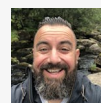
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Freehold investment for sale - asking price £235k - no vat



Viewing & Further Information



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