

Chartered Surveyors

COMMERCIAL

Due to retirement Substantial Retail Premises and Two Cottages

**Main Street
Barrowby
Grantham
NG32 1BZ**



- **Substantial Retail/Wholesale Butchers Premises.**
- **359.3 sq. m. (3868 sq. ft.) Approx. GIA.**
- **Two adjacent residential cottages.**
- **Prominent village centre location.**
- **Large site with car park to the rear.**
- **Potential for alternative uses subject to planning permission.**
- **Unique opportunity.**

FOR SALE AS A WHOLE BY PRIVATE TREATY

GUIDE PRICE: £400,000.
Freehold – Vacant possession

Tel: 01476 565371 Web: www.egbproperty.co.uk
24 St. Peter's Hill, Grantham, Lincolnshire, NG31 6QF

PARTNERS: C R M Longstaff FRICS FAAV, R D Longstaff BSc (Hons) MRICS FAAV, K R Longstaff BSc (Hons) MRICS FAAV, R A Start MSc BSc (Hons) Agric MRICS FAAV,
A S Parkinson BSc (Hons) MRICS, AGRICULTURAL SURVEYOR: Geoffrey Bishop MRICS FAAV.

All correspondence is issued on the basis of being "Subject to Contract" unless specified otherwise.

GENERAL REMARKS

Grantham is a traditional expanding market town with a current population of approximately 41,000. The town is one of the most readily accessible in the East Midlands and has mainline train connections reaching London (King's Cross) in just over one hour.

Barrowby is a popular expanding village located two miles west of Grantham at the intersection of the A1 and A52 trunk roads. The subject premises occupy a prominent position in the centre of the village and comprise of a single storey retail unit together with large butchery preparation room and bakery. In addition, there are two adjacent vacant residential cottages Kinross and Rinteln. Kinross has not been occupied for many years and incorporates a freezer used in connection with the commercial premises. The cottage is in need of refurbishment. Kinross has recently been vacated. There is vehicular access from Main Street leading to a large vehicle parking area at the rear. The commercial premises were built for the existing butchery use but could be readily adapted for a variety of other trades and uses subject to any necessary planning consent being obtained.

COMMERCIAL PREMISES

**Note: All dimensions are approximate and are taken from plaster to plaster or internal wall faces. Photographs are taken using a wide angle lens. These particulars were prepared on 13 October 2021.*

Sales Shop	11.4m x 7.89m overall including two built in cold rooms and entrance lobby. Part tiled walls, tiled floor and large display window to the front elevation. Open to
Side Area	5.76m x 2.65m maximum overall measurements. Fitted sink, side entrance door off.
Lobby	Two toilet cubicles each with washbasin and WC.
Office	2.86m x 2.38m
Preparation Room	18m x 9.75m maximum overall measurements. Two built in cold rooms, concrete screed floor, pair of side entrance doors off and internal roller shutter door to the rear loading bay.
Bakery	6.35m x 3.6m reducing to 3m with storeroom 2.7m x 1.2m off.
Rear Loading Bay	7.1m x 4.5m overall including built in cold room. High bay (3.6m) roller shutter door off to the rear yard.
Staff Room	2.6m x 2.35m with fitted sink unit.
Lobby	With washbasin and W.C. cubicle off.

KINROSS



This cottage has most recently been used for basic storage in connection with the butchery business and as mentioned in the general remarks a commercial freezer is installed.

Ground Floor

Freezer Room

6.6m x 3.6m maximum overall measurements. Externally accessed with fitted commercial freezer.

Entrance Lobby

Kitchen

4.97m x 2.55m with fitted sink unit. Kingfisher 2 gas fired boiler – not tested.

Pantry

2.6m x 1.12m

Living Room

5.03m x 3.48m. Wooden fireplace surround – flue covered. Radiator.

First Floor

Landing

Radiator.

Bedroom 1

3.65m x 3.6m painted fireplace surround – flue covered.

Bedroom 2

3.7m x 2.95m maximum overall, built in cupboard off.

- Bedroom 3** 4.03m x 3.55m maximum overall, Radiator.
- Box Room/Bedroom 4** 2.05m x 2.63m maximum overall, Radiator.
- Bathroom** 3.1m x 2.6m with bath, washbasin and WC, Radiator. Built in airing cupboard.
- Outside** The property is accessed off the shared entrance with a small area screened off at the front of the cottage.

RINTELN



This cottage is attached to Kinross accessed from the shared entrance. Double glazed replacement windows and a matching entrance door have been installed to the front south elevation.

Ground Floor

Entrance Lobby Inner door to:

Kitchen 5m x 3m maximum overall. Fitted units incorporating stainless steel sink and working surfaces with cupboards and appliance space beneath. Double wall mounted storage cupboard. Provision for electric cooker. Pantry/store cupboard off with electric night storage heater. Further store cupboard off beneath the stairs.

Sitting Room 4.5m x 4m fitted gas fire.

A door from the kitchen leads to an inner lobby with staircase leading to the -

**First Floor
Landing**

With two obscure single glazed windows to the rear wall.
Electric night storage heater.

Bedroom 1

4.7m x 2.57m maximum overall.

Bedroom 2

3.22m x 1.92m

Bedroom 3

4.6m x 2.84m maximum overall including a bulkhead over the stairwell.

Bathroom

White fittings comprising bath with electric shower over, washbasin and WC. Built in airing cupboard with fitted electric immersion heater to the hot water cylinder.

BUSINESS RATES:

We understand from the Valuation Office website that the current Business Rating Assessment in respect of the commercial premises with effect from 1 April 2023 is £10,750.

COUNCIL TAX:

Kinross and Rinteln are both assessed in Council Tax band B.

ENERGY PERFORMANCE CERTIFICATES:

The commercial premises have an EPC rating of C – 58.

Kinross has an EPC rating of F – 34.

Rinteln has an EPC rating of G – 20.

Copies of the certificates are available on request.

IDENTIFICATION:

Under the Money Laundering Regulations Act 2004 we are obliged to verify the identity of proposed purchasers prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

TO VIEW: Strictly by appointment. Please apply to -
Escritt Barrell Golding, Chartered Surveyors, 24 St Peter's Hill, Grantham NG31 6QF
Tel: 01476 565371. www.EBGproperty.co.uk

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

