



## Commercial Development in

Westgate, Grantham, Lincolnshire, NG31 6LX

**£85,500** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Freehold Property
- ✓ Vacant Possession
- ✓ Viewing Highly Recommended

## Description

For Sale Via Online Auction - Terms & Conditions Apply.

A great opportunity to acquire a commercial property in the heart of Grantham Town Centre.

26 Westgate is set over 4 floors to include, Basement, ground, first and second while also including a small rear external courtyard space.

The property is perfectly set within Grantham Town Centre and provides a great opportunity for an owner operator or investor. The property has no rear access.

### Location

Grantham is a market town with a resident population in the order of 45,000 serving a large catchment area. The town is well served with excellent road and rail links.

The surrounding larger centres of Nottingham and Lincoln are both within an hours drive.

### Terms

The property is available freehold with vacant possession.

### Services

We are advised that main services are connected to the property. These services have not been inspected or tested by the agent.

### Planning

We are advised that the current planning use for the property is Class A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways.

Price: Starting Bid £85,500

Property Type: Commercial Development

Business Type: Take away

Parking: None

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## EPC

Rating C

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

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## Tenure

Title number

LL274630 - Freehold



Westgate, Grantham, Lincolnshire, NG31 6LX

Contact your local branch today for more information on this property:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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