



Tenure

Freehold.

Location

The historic market town of Grantham has a primary catchment area of 95,000 and is situated in the South Kesteven district of Lincolnshire, approximately 25 miles (40km) east of Nottingham, 35 miles (56km) north of Peterborough and 41 miles (66km) north-east of Leicester. Grantham has an above average percentage of home owners and has experienced an above average growth in house prices between 2015 and 2016. The Council are investing £5m in a new town centre leisure scheme including a cinema. The town benefits from excellent transport links being situated on the A52, which provides direct access to Nottingham and the M1 Motorway.

The property is situated on the east side of High Street, close to its junction with Market Place and close to The George Shopping Centre.

Occupiers close by include Subway (opposite), Yorkshire Bank, Pizza Express, Lloyds Pharmacy, Clarks Shoes and British Heart Foundation, amongst others.

Description

This attractive property is arranged on basement, ground and two upper floors to provide a lock-up shop and a restaurant on ground, first and second floors, which has been operated as a restaurant for at least 60 years.

Planning (1)

The upper parts may lend themselves to future residential redevelopment subject to the existing lease and all necessary consents. All enquiries should be referred to South Kesteven District Council Planning Department. Website Address: www.southkesteven.gov.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation (2)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
11	Individual (t/a Chinese Herbal & Acupuncture) (3)	Basement 24.80 sq m (267 sq ft) Ground Floor 31.00 sq m (334 sq ft) Total 55.80 sq m (601 sq ft)	3 years from 01.05.2017 (4) FR & I	£8,000 p.a.	Reversion 2020
11A	Individual (t/a Tudors Restaurant & Wine Bar)	Ground Floor 35.25 sq m (379 sq ft) First Floor 89.65 sq m (965 sq ft) Second Floor 54.45 sq m (584 sq ft) Total 179.35 sq m (1,930 sq ft)	3 years from 05.06.2017 FR & I	£16,300 p.a.	Reversion 2020

(2) NB. Not inspected by Allsop, areas sourced from Valuation Office Agency.

(3) www.chineseherbcareandacupuncture.co.uk

(4) This is a renewal of a previous lease

Total £24,300 p.a.

Grantham

11 and 11A High Street Lincolnshire NG31 6PN

- **Attractive Freehold Shop and Restaurant Investment**
- Town centre location
- Comprises lock-up shop and restaurant with two upper floors
- Operated as a restaurant for over 60 years
- Upper parts with future residential potential (1)
- No VAT applicable
- Total Current Rents Reserved

£24,300 pa

