

Units 9 & 10 | Belton Lane Industrial Estate

| Grantham | NG31 9HN |

/// what3words sleepless.drifter.zone

Lambert
Smith
Hampton



FOR SALE

FREEHOLD Industrial Units & Offices With Development Potential

FOR SALE BY PRIVATE TREATY

Summary

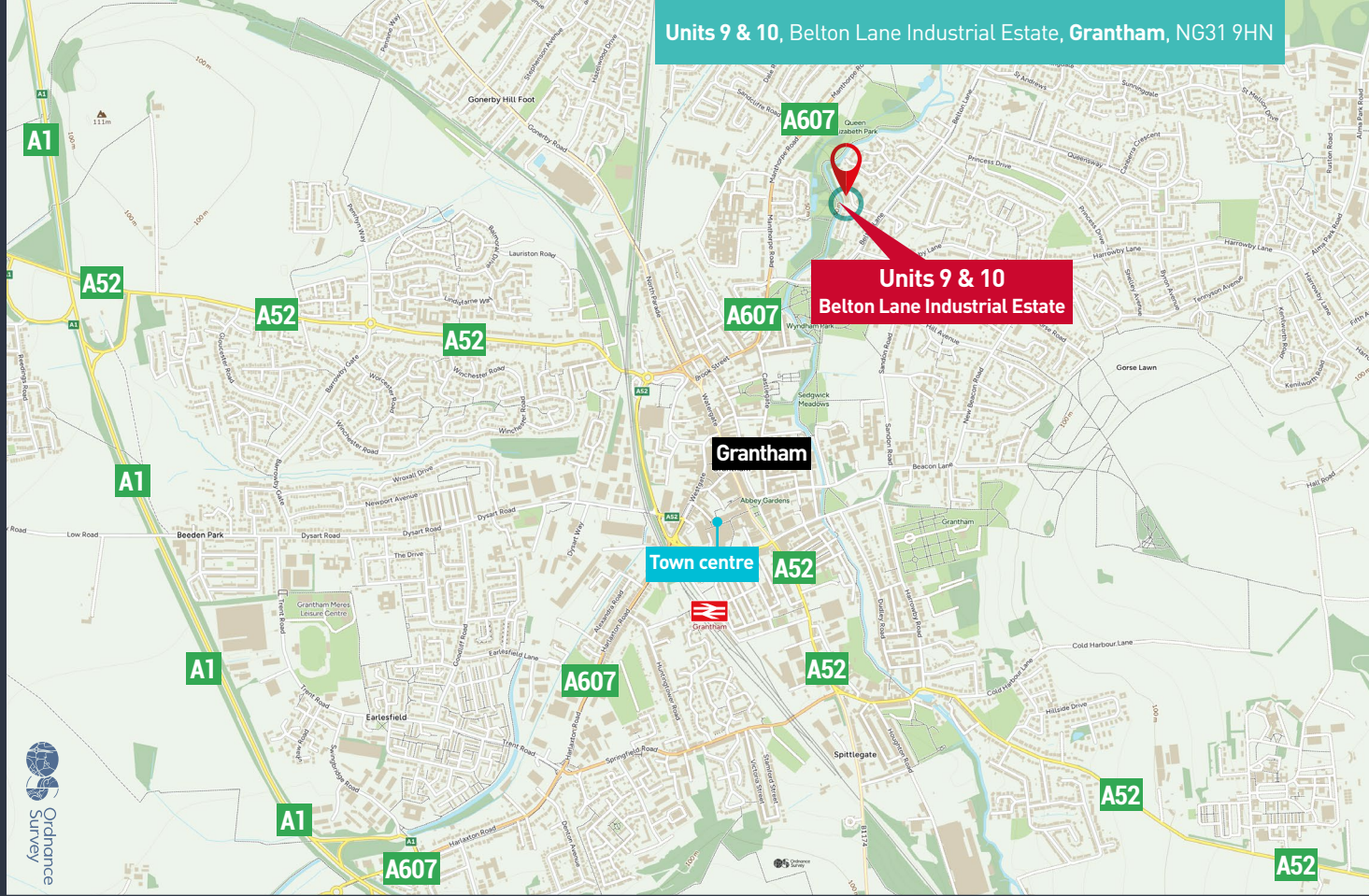
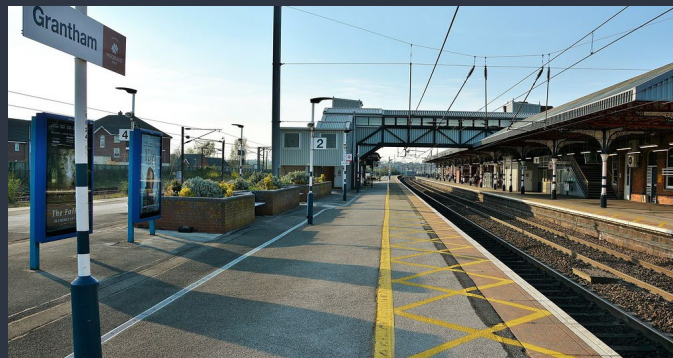
- ✓ Rarely available **freehold** industrial units with separate two storey offices and secure yards / parking
- ✓ Situated within established industrial estate on the outskirts of the town centre
- ✓ Total GIA approximately 8,554 sq ft (795 sq m) plus mezzanines totalling 1,522 sq ft (141 sq m)
- ✓ 0.6 acres (0.24 ha) site area
- ✓ Potential to reconfigure current layout / add additional building (stp)
- ✓ Suitable for owner occupation or as an investment for a variety of alternative uses
- ✓ **Vacant possession** upon completion



Location

Grantham is a popular market town in the South Kesteven district of Lincolnshire located adjacent to the A1 approximately 22 miles (35 km) east of Nottingham and 23 miles (37 km) south of Lincoln. The town population was 49,943 at the 2021 Census.

Belton Lane Industrial estate is situated on the northern side of Belton Lane approximately 500 metres east of its junction with Manthorpe Road (A607). Grantham railway station is located within the town centre approximately 1 mile to the south and is served by the London-Edinburgh East Coast Main Line (fastest journey time to London Kings Cross approximately 70 minutes) and Nottingham to Skegness Line.



Description

The property comprises two semi-detached industrial units constructed circa 1970 of steel portal frame construction with brick external elevations under a pitched and insulated profiled roof together with a later two storey office extension to the front elevation of cavity brick faced construction under a pitched tile covered roof and a single storey industrial extension to the southern elevation of cavity brick faced construction under a flat roof. There are currently two mezzanine floors within the original part of the buildings.

Externally there are hard surfaced yard areas to the front, rear and northern sides of the building with an area currently laid to lawn to the southern side, providing land for potential further development (subject to planning).

The property has been owned and occupied by the Vendor since July 2001 with surplus space historically let out throughout the years.

/// what3words [sleepless.drifter.zone](https://www.what3words.com/sleepless.drifter.zone)





Two storey office extension



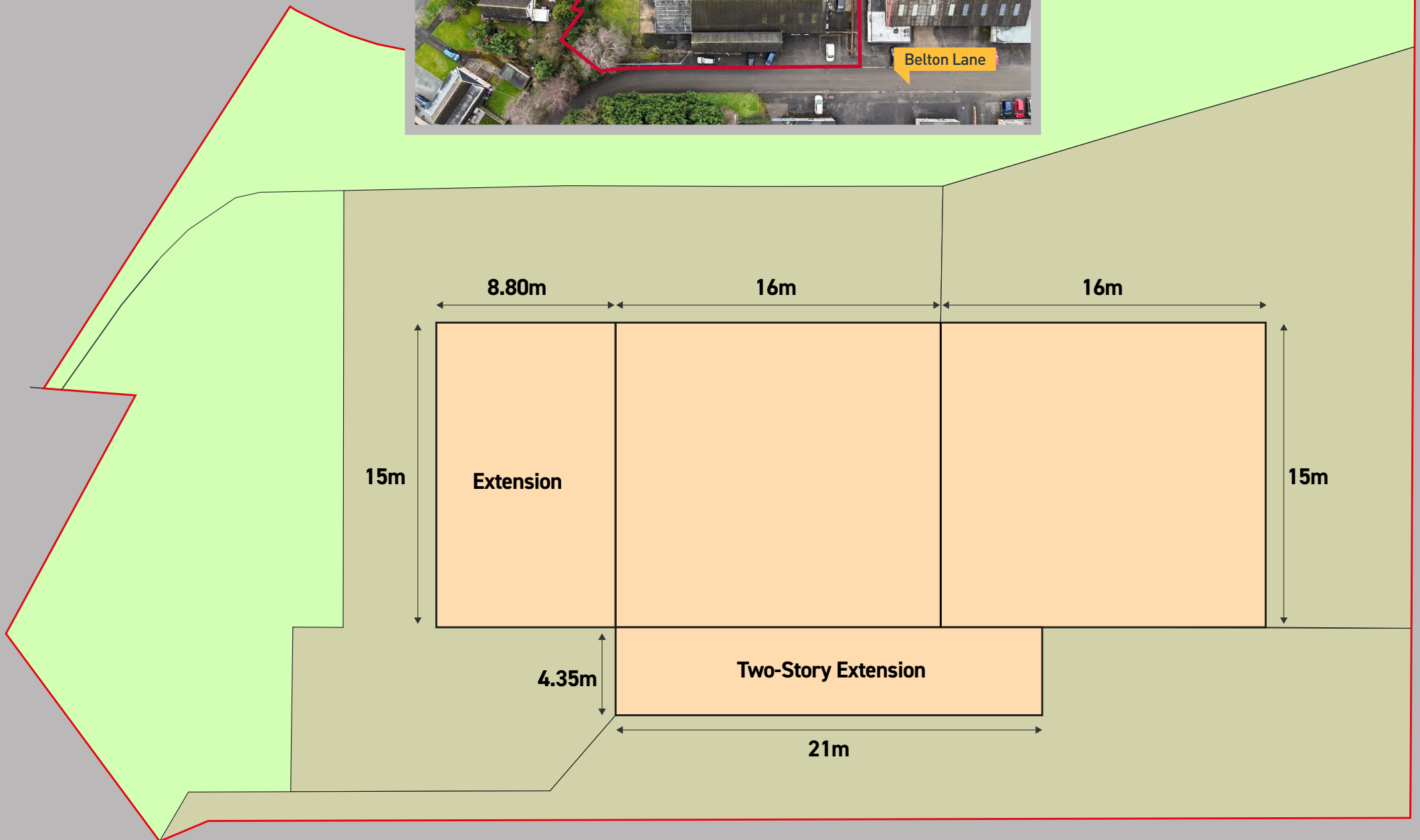
Workshop Ground Floor



Showroom with Mezzanine above



Site



Gross Internal Areas (Approximate)

FLOOR	GIA	
	SQ FT	SQ M
Ground	7,571	703.35
First	983	91.35
TOTAL	8,554	794.70
Mezzanines	1,522	141.38

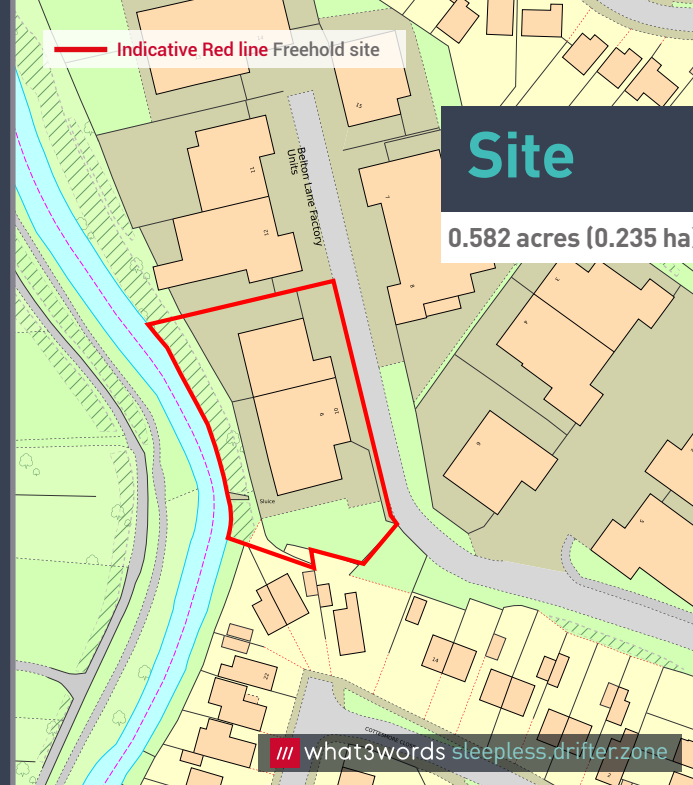
Planning

The property has been used for a number of years as workshops, warehousing and offices and as such has established uses falling within Use Classes E (previously B1), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make any planning related enquiries direct to the planning department of **South Kesteven District Council**.

Rateable Values

ADDRESS	DESCRIPTION	RATEABLE VALUE
Lrs Ltd Units 9-10	Factory and premises	£17,000
Maxs Gmbh Unit 9	Warehouse and premises	£14,750
Unit 9a	Workshop and premises	£4,450
Part Unit 9/10	Office	£1,875



Services

We understand that the property is connected to all mains services. Prospective purchasers are advised to check the adequacy, condition and provision of any services and appliances within the buildings with the relevant Statutory Authorities.

EPC

D (98). A copy of the Energy Performance Certificate for the building is available to interested parties upon request.

Legal Costs

Each party is to be responsible for their own legal and professional costs.

Viewing and Further Information

Strictly by prior appointment through the Vendor's sole selling agent:

Andrew France BSc (Hons) MRICS

M: 07548 706 333

E: AFrance@lsh.co.uk

**Lambert
Smith
Hampton**

Lambert Smith Hampton

The Terrace
Grantham Street
Lincoln
LN2 1BD

lsh.co.uk



Office: 01522 814663

Tenure

Freehold (LL201455) with **vacant possession** upon completion.

VAT

We understand that the vendor has not opted to tax the land and buildings and VAT will therefore not be applicable to the sale price.

Guide Price

£595,000 [Five Hundred Ninety-Five Thousand pounds]. Offers are invited for consideration.