



Investment For Sale - 15 Vine Street, Grantham NG31 6RQ

Freehold Investment For Sale

£197,500 No VAT

Grantham Town Centre Location

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- Asking price - £197,500 NO VAT
- Income - £13,800 + insurance
- Protected 7 year lease
- Finance available subject to status

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Summary

Tenure - Freehold Investment
Price - £197,500
VAT - Not applicable
Business Rates - £9700 - tenants responsibility
EPC - 49 (B)
Lease info - 7 years from 2025
Passing rent - £13,800 + Insurance per annum

Description

15 Vine Street is well positioned in the Centre of Grantham, the property has been fully renovated in the last 18 months and operates as a café with trading over the ground floor and 1st floor with enclosed landscaped patio area.

The property is a brick and stone built building under a pitched tiled roof.

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.

Accommodation

The main front door leads to the coffee shop with bar serving counter and seating for around 15 guests. With stairs to first floor lounge with sofas and access to ladies and gents w/c's. At ground floor rear, there is a further seating area for another 15 covers and then access to the fully equipped catering kitchen, and side access to the customer courtyard.

Terms

The property is available for sale as an investment and subject to the current tenant in situ. The freehold guide price is £197,500 NO VAT.

The lease is a 7 year lease from 2025 with a passing rent of £13,800 per annum plus building insurance. There are 3 yearly rent reviews built in.



Viewing and Further Information

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