



10 Wharf Road  
Grantham, Lincolnshire, NG31 6BA

£10,000 pa

## Details

- Investment for sale
- Three storey mixed use building
- Retail and residential
- Prominent location with frontage on to Wharf Road
- Subject to four individual tenancies agreements
- Current income £24,880 Per Annum
- Net initial yield of 8.10% at asking price
- EPC RATING - C (10), EPC Rating - D (10A)
- EPC Rating - D (10B), EPC RATING - C (10C)



## Location



## Overview

Fully occupied mixed-use investment for sale with an asking price of £300,000. The Property currently produces an annual income of £24,880 Per Annum which reflects a Net Initial Yield of 8.1%.



## DESCRIPTION

The property comprises a mixed-use three storey building that has been extended and reconfigured by the current owners to provide a ground floor shop with a 2/3 bedroom maisonette above and two independent one bedroom houses to the rear.

## Location

The property is located on the periphery of Grantham town centre with frontage onto one of the main arterial routes running through Grantham; the A52 (Wharf Road).

## Unknown

The accommodation more particularly comprises:

## SERVICES

Pygott and Crone have been made aware that mains water, electric, gas and drainage are connected to the property. The services or installations have not been serviced or tested.

## TENURE

The freehold is for sale subject to the existing tenancies at an asking price of £300,000 (three hundred thousand pounds).



Unknown

The property is subject to four separate tenancy agreements which produce a combined income of £24,880 Per Annum.

Unknown

The property is subject to the following local taxation:

Legal Fees

In the usual manner each party will be responsible for their own legal costs incurred within the transaction.

VAT

We understand that VAT will not be charged in addition to the sale price.

Unknown

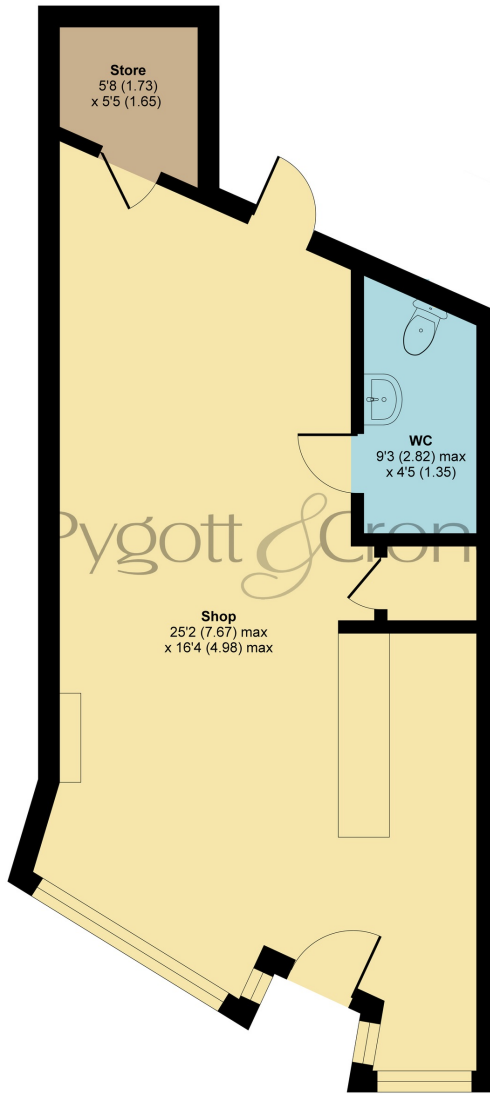
We noted the following EPC assessments relating to the Property:



# Wharf Road, Grantham, NG31

Approximate Area = 513 sq ft / 47.6 sq m

For identification only - Not to scale



GROUND FLOOR

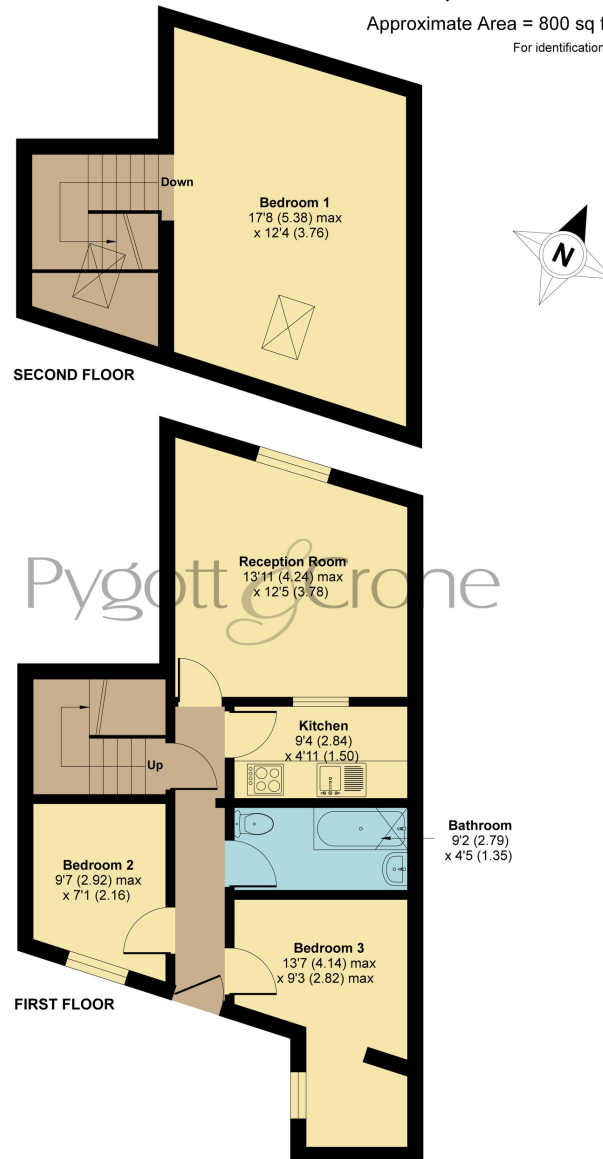


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. © nichecom 2021. Produced for Pygott & Crone. REF: 681811

# Wharf Road, Grantham, NG31

Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale

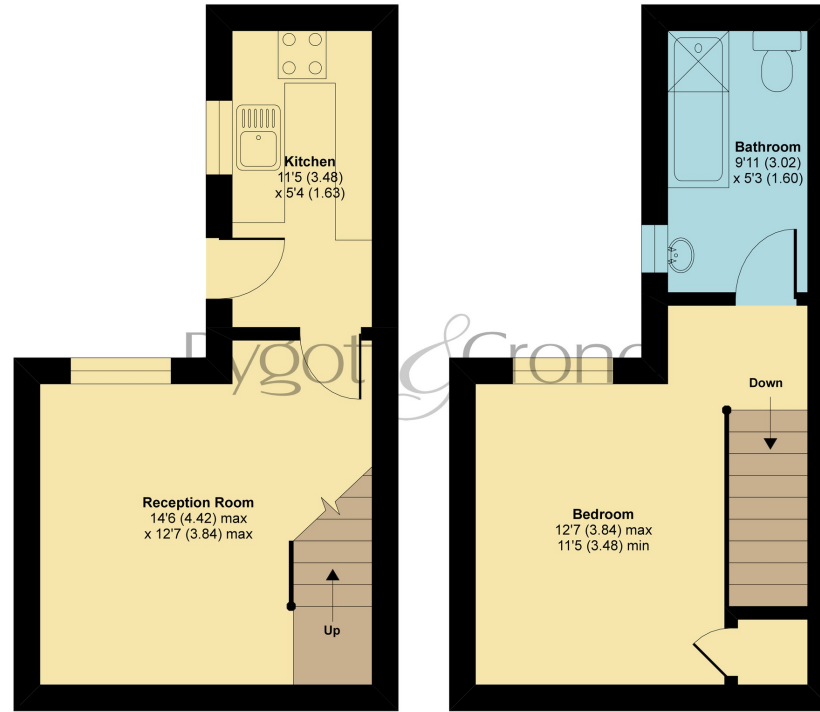


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# Wharf Road, Grantham, NG31

Approximate Area = 434 sq ft / 40.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



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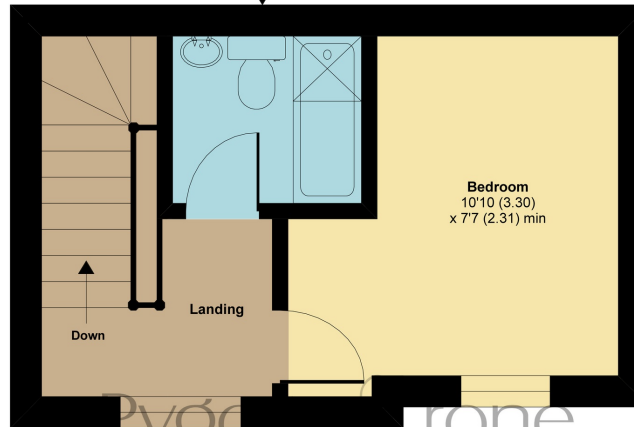
# Wharf Road, Grantham, NG31

Approximate Area = 410 sq ft / 38 sq m

For identification only - Not to scale

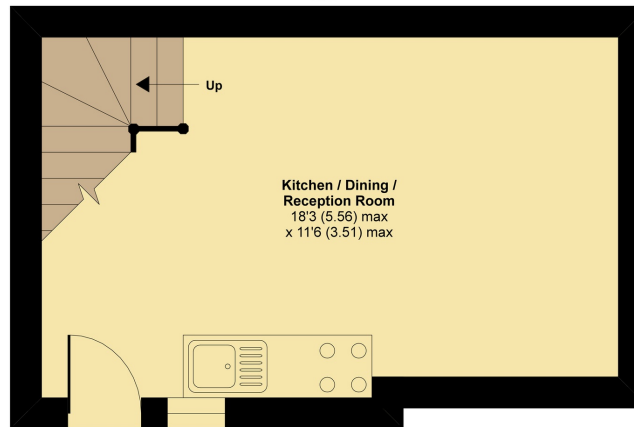


**Bathroom**  
6' (1.83)  
x 5'6" (1.68)



**Bedroom**  
10'10" (3.30)  
x 7'7" (2.31) min

FIRST FLOOR



**Kitchen / Dining /  
Reception Room**  
18'3" (5.56) max  
x 11'6" (3.51) max

GROUND FLOOR



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10 Wharf Road, Grantham  
is marketed through our Commercial office

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36a Silver Street, Lincoln, LN2 1EW

0330 128 0939