

Grantham

99 & 101 Dudley Road

Vacant Commercial & Residential Premises

Offers Around £140,000

Built as a district bakery by the local Co-Operative Society, the premises have for many years been plumbers' workshops with separate showroom and manager's house. The premises lend themselves to a variety of commercial craft or institutional uses, or residential conversion around a traditional blue paved yard.

Manager's House: Side entrance lobby, living room, kitchen, pantry, 3 bedrooms, bathroom/wc.

Shop: 600 sq ft sales area, wc & wash lobby; 425 sq ft first floor store, landing & wc.

Workshops & Stores: 7 ground floor rooms (1,050 sq ft), 2 first floor rooms (590 sq ft) and wc.

Services: 3 modern mains water supplies; 3 separately metered single and 3-phase electricity supplies, and one sub-metered supply for first floor over shop; gas central heating to house, gas supply to shop (meter removed). Energy Performance Certificate available for house, remainder offered unconditioned in expectation of significant alterations.

Rates & Council Tax: There are rating assessments on the shop and rear workshops of £3,650 and £4,100 respectively. The house is banded A for Council Tax.

Tenure: Freehold



County Chambers, Kings Road, Melton Mowbray, LE13 1QF

(01664) 560181 commercial@shoulers.co.uk www.shoulers.co.uk

You should verify the information on these particulars before entering into any contract to take the property



Location: Dudley Road lies off St Catherine's Road on the east side of the town.

Viewing: Apply to Shouler & Son, 1 Wilton Road, Melton Mowbray Tel: 01664 410166



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