



FEATURES

- Online auction date 9 & 10 April
- Freehold
- Garage workshop & detached bungalow
- Suitable for re-development
- Total site area approximately 0.25 acres
- Guide Price £295,000+
- Current income from workshop £14,052 pa
- Garage tenant holding over
- Vacant bungalow
- Opportunity to add value

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Guide price: £295,000+

Mixed Use Commercial & Residential

59 High Street
Bottesford
NG13 0AA

OVERVIEW

For sale by online auction a mixed use commercial and residential site with a garage workshop to the front and a vacant detached bungalow to the rear.

The workshop is currently occupied under a lease agreement which commenced in November 1981. The lease was most recently extended for 10 years to 2016 and since then the tenant has remained in occupation and is currently holding over.

The bungalow is of brick construction with a pitched tiled roof and requires full refurbishment and modernisation throughout.

Bottesford is approximately 8 miles to the west of Grantham, 15 miles to the north of Melton Mowbray and 17 miles to the east of Nottingham, on the borders of Leicestershire, Nottinghamshire, and Lincolnshire.

More specifically, the property is situated on the south side of High Street which runs east towards the junction with Belvoir Road and Market Place and west into Nottingham Road.

Lot No. 5

Auction date: 9 & 10 April 2025

Floor Area - Bungalow

Total approx. area: 87 m2 / 936 ft2
(taken from EPC)

Floor Area - Garage

Total approx. area: 149 m2 / ft2
(taken from EPC)

Business Rates

The property has a rateable value of £9,100 with effect from 1 April 2023.

EPC

Bungalow - Within band F.
Garage - Within band G.

Tenure and Tenancies

Freehold - land registry title no. LT489143.

The garage workshop is subject to a lease agreement dated 1 November 1981, originally for a term of 5 years. See legal pack for further information.

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Buyer's Premium

3% (min. £4,500) inc. VAT.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.