

61-63 London Road

Grantham. Lincolnshire, NG31 6HW

Freehold
Two detached commercial
properties with yard & outbuildings

3,543 Sq Ft (329.2 Sq M)



Guide Price | £195,000 + VAT
By online auction



Amenities



Highly Visible
Roadside
Location



Secure Yard



Freehold



Alternative
Uses STP



Development
Opportunity STP



Transport
Links

61-63 London Road

3,543 Sq Ft (329.2 Sq M)

Description

The site comprises two detached brick-built properties with an enclosed yard and outbuildings. The larger building comprises a variety of reception space, WCs, offices, meeting and storage rooms over a ground and first floor space. The property is in generally good repair and decoration.

The pitched roof detached garage building houses further storage, kitchen and WCs. There are two further outbuildings for parking and additional storage access within the concreted rear secure yard.

The site is held under title numbers LL159852 & LL241024.

****For sale by online auction (subject to sale prior, reserve and conditions)****

Location

Situated along one of Grantham's principal arterial routes, London Road offers an exceptional and highly visible location that perfectly balances accessibility, connectivity, and everyday convenience. This well-established area provides immediate access to Grantham town centre while benefiting from strong transport links and a thriving local catchment.

Grantham itself is a historic market town in Lincolnshire, renowned for its strong links to London and the wider East Midlands. The property's position on London Road ensures excellent road connectivity, with the nearby A1 trunk road just minutes away, offering direct routes north to Newark and Doncaster and south toward Peterborough and the M25. The A52 also provides convenient east-west access, connecting to Nottingham and the surrounding region.

Grantham's mainline railway station is located just a short distance away, providing high-speed services to London King's Cross in approximately one hour, as well as regular connections to Nottingham, Leeds, and beyond. This accessibility makes the location particularly attractive for professionals and organisations seeking a strategic base outside of the capital while remaining within easy reach.

The surrounding area benefits from a wide range of amenities with Grantham town centre featuring an excellent mix of national retailers, independent shops, banking facilities, cafés, and restaurants. Key retail destinations such as the Isaac Newton Shopping Centre further enhance the town's commercial offering.

London Road itself is a well-trafficked and prominent thoroughfare, offering strong visibility and passing trade. The area is characterised by a mix of residential neighbourhoods, educational establishments, and commercial occupiers, supporting a steady and diverse footfall throughout the day.



Accommodation

Description	Sq Ft	Sq M
Ground Floor	851	79.1
First Floor	788	73.2
Outbuildings	1,904	176.9
Total (including garage/excluding void)	3,543	329.2

Locations

A1: 2 miles

A52: 2.8 miles

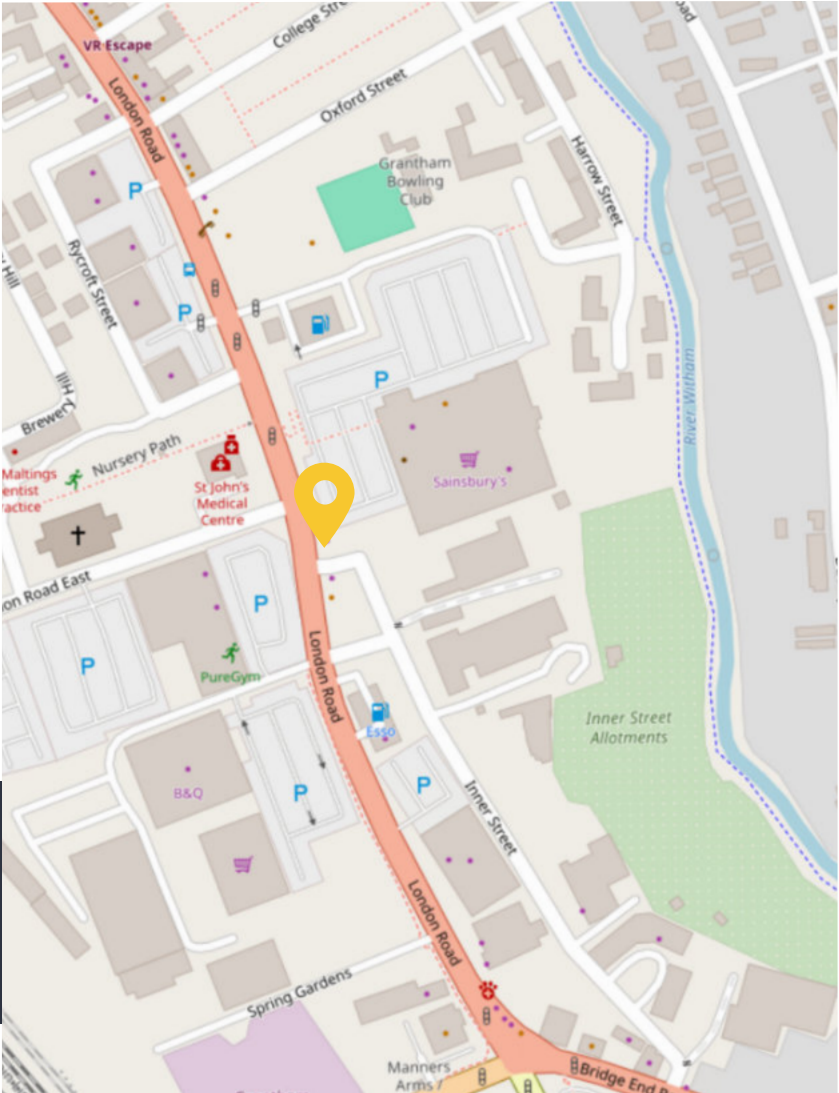
Nottingham: 27.4 miles

Nearest station

Grantham: 0.2 miles

Nearest airport

East Midlands: 25 miles



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at a guide price of £195,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Deposit

The full 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,000 Including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £750 plus VAT.

Tenure

Freehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The unit has most recently been used as a funeral directors

EPC

The EPC rating is E.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Further Information

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: 61-63 London Road, Grantham, Lincolnshire, NG31 6HW

What3words: ///chip.shift.laying



Floorplans

Approximate Gross Internal Area
 Ground Floor = 79.1 sq m / 851 sq ft
 First Floor = 73.2 sq m / 788 sq ft
 Outbuildings = 176.9 sq m / 1904 sq ft
 Total = 329.2 sq m / 3543 sq ft
 (Including Garage / Excluding Void)



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2026. Photographs dated June 2026.



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