



**Town Centre Retail Unit- 44 Southgate, Sleaford  
NG34 7RR**

#10740/2023G

# 44 Southgate

Sleaford, NG34 7RR



Agreement

To Let



Detail

Retail unit laid out over two floors. Located on the prime pitch in a popular South Lincolnshire Market Town.  
The property is available to let on a new lease for a term of 5 years, or multiples thereof, drafted on Full Repairing and Insuring Terms.



Rent

£25,000 pax



Size

197.20 sq m (2,122 sq ft)



Location

Sleaford, NG34 7RR



Property ID

#10740/2023G

**For Viewing & All Other Enquiries Please Contact:**



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Director

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## Property

A town centre retail unit laid out over ground and first floors with a full width glazed frontage abutting Southgate.

Internally, the property has a solid floor at ground floor level, painted plaster walls and a suspended acoustic tile ceiling. The first floor is decorated in a similar manner.

There is potential to extend the first floor over the balance of the ground floor.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Net Internal floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor- Sales	168.66	1,815
Ground Floor- Ancillary	28.50	307
First Floor	Not Measured	
Total	197.16	2,122

## Energy Performance Certificate

Rating: D82

## Services

All mains services are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers in relation to capacity.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). The property is Grade II Listed and also situated within a Conservation Area

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** North Kesteven District Council  
**Description:** Shop and Premises  
**Rateable value:** £21,750  
**UBR:** 0.512  
**Period:** 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available To Let by way of a new lease drawn on Full Repairing and Insuring terms for a minimum term of 5 years or multiples thereof, subject to 5 yearly rent reviews.

## Rent

**£25,000 per annum exclusive, payable quarterly in advance.**

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Viewings

Viewings are strictly by appointment through the Agents.

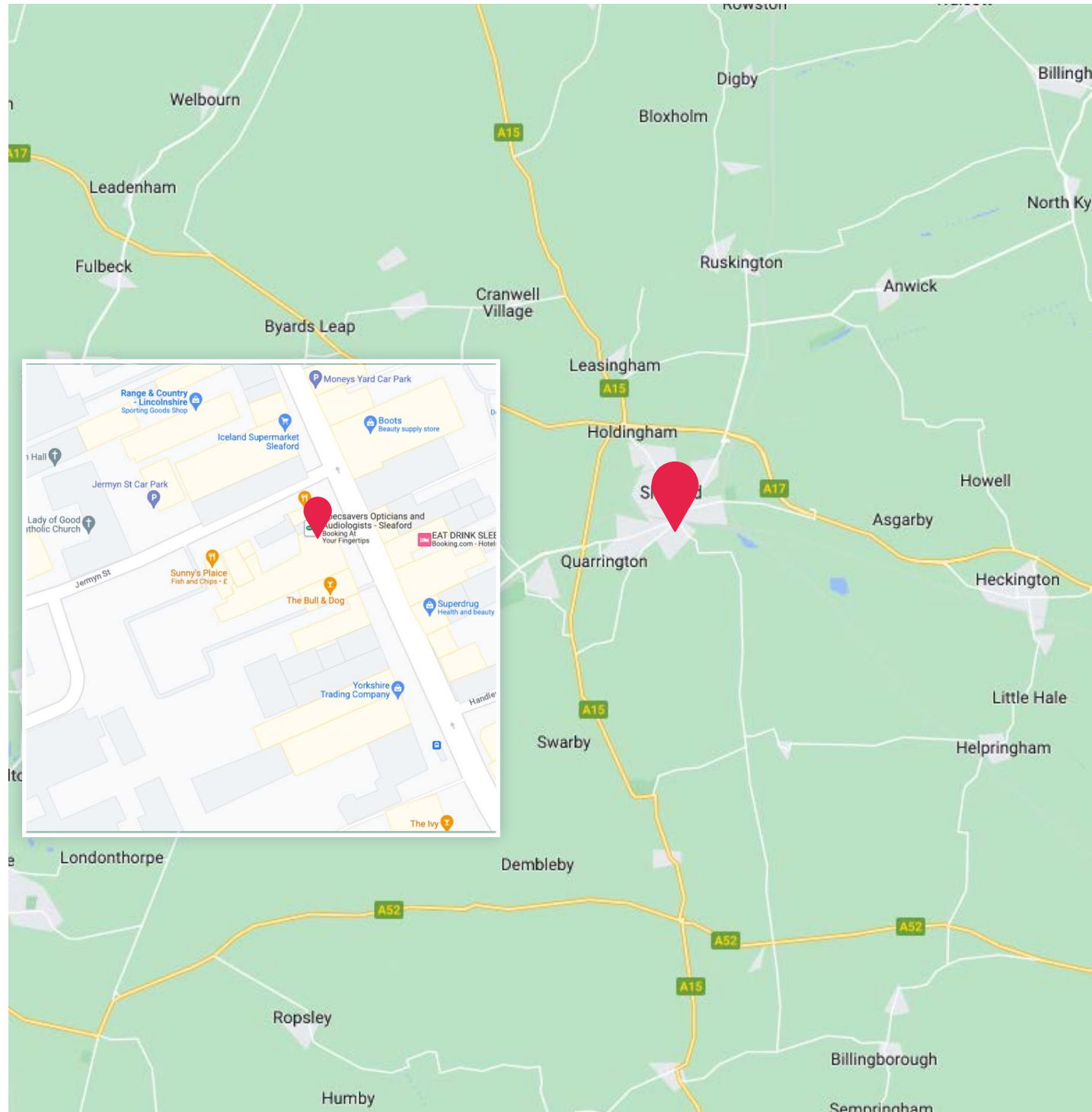
## Location

The property occupies a prominent location on Southgate, the prime retail pitch within the popular market town of Sleaford. Nearby occupiers include Greggs, WHSmith, Iceland, Boots The Chemist and Superdrug.

Sleaford is the administrative and major shopping centre within the district of North Kesteven, enjoying a strategic location at the junction of the A15 and A17 trunk roads.

Lincoln lies around 20 miles to the north, Newark on Trent around 15 miles to the south west and Peterborough around 25 miles to the south.

Sleaford has a resident population of circa 20,000. The town provides a good range of local amenities, including various supermarkets, a variety of well-regarded secondary and grammar schools and a good range of other leisure and shopping facilities.









Sleaford



50 metres



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Created By: Banks Long

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