



RETAIL/OFFICE SPACE

17&18 MARKET PLACE | SLEAFORD NG34 7SR

- Town Centre Retail/Office Premises
- Premises currently being refurbished and spread across the three floor levels.
- Total net internal area approx. 238 square metres (2,560 square feet)
- New effective FRI lease available, lease terms are subject to negotiation.
- Currently vacant

Rent: £25,000 P.A.X. | 238 SQ M (2,560 SQ FT)

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LOCATION

Sleaford is an established Market Town in the middle of the County of Lincolnshire being approximately 17 miles South of the City of Lincoln and where the A15 bypasses the Town providing valuable communication links via the road network to both the A1 at Newark which is approximately 22 miles away and towards Boston and the East Coast. Sleaford has a resident population of approximately 14,500 people and has an established and expanding catchment area in Retail terms.

The property is located just 0.4 miles to north of the Sleaford train station and is opposite the Towns Market Place which offers a high degree of visual prominence to passing pedestrian and vehicular traffic.

DESCRIPTION

17&18 Market Place is a Grade II, mid-terraced, three storey building which we believe to be of Georgian construction.

The property is currently being refurbished by our landlord and briefly comprises of retail and store accommodation at ground floor level, leading to the first floor where there are two large offices/meeting rooms, kitchen and WC. The second floor provides additional stores/office space.

ACCOMMODATION

Measured on a net internal area (NIA) basis in accordance with the RICS Code of Measuring Practice the retail unit provides the following accommodation:

Description	Sq. M	Sq. Ft
Ground Floor – Sales Area	73.7	794
Ground Floor - Store	2.9	31
First Floor - Office	59.3	638
First Floor – Office	36.9	397
First Floor - Kitchen	3.5	38
First Floor – WC	-	-
Second Floor – Office/Store	54.9	591
Second Floor – Store (Limited head room)	24	258
Second Floor - Store	6.6	71
Total (NIA)	237.8	2,560

EPC RATING

Not required.

GUIDE PRICE

Rent: £25,000 P.A.X

Offers are invited for consideration.

SERVICES

We understand that the property has connection to mains electricity, gas, water and drainage.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

RATEABLE VALUE

Interested parties are advised to contact North Kesteven District Council on 01529 414155 to establish the rates payable.

PLANNING

We understand that the site is allocated for uses falling with Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should make their own enquiries with to North Kesteven District Council on 01529 414155 to verify the current use of the property and to establish the likelihood of obtaining the necessary consents for a change of use if required.

We understand that 17&18 Market Place is a Grade II Listed structure and is situated within the established town centre Conservation Area.

LEASE TERMS

A new full repairing and insuring lease. Lease terms to be negotiated and subject to the proposed Tenant showing adequate financial standing to our client.

VAT

Prices quoted in these particulars are net of VAT. We are informed by the client that they have elected to charge VAT.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in the letting.

VIEWING

Strictly by appointment with the Agent.

For further information or to arrange a viewing please contact sole agents Brown&CoJHWalter:

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IMPORTANT NOTICES

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