



## RETAIL / OFFICE PREMISES WITH PARKING TO REAR

**Monument House, 74-76 Southgate, Sleaford, NG34 7RL**

- Town Centre Retail / Office Premises suitable for a wide variety of uses, subject to the relevant planning permissions being obtained.
- NIA approx 3,089 sq.ft (287 sq.m).
- Dedicated car parking to rear for approximately 6 cars.
- New effective full repairing and insuring lease available for a minimum initial lease term of 3 years.

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**RENT: £20,000 P.A.X LEASEHOLD | 287 SQ M (3,089 SQ FT)**

**BROWN & CO JHWalter**

Property and Business Consultants

## LOCATION

Monument House occupies a prominent Town Centre position fronting Southgate within the bustling Market Town of Sleaford which as of the 2021 Census had a population of approximately 18,000. Sleaford occupies a strategic position in the centre of the County of Lincolnshire and is situated at the junction of the A15 & A17 Trunk Roads from which easy access can be obtained to the larger conurbations of Boston & Newark together with the City of Lincoln to the North, all of which can be reached within approximately 20 minutes drivetime.

## DESCRIPTION

Monument House comprises a mid-terraced 2/3 storey mixed Retail and Office Premises having gas fired central heating to the majority and electric panel heaters to the remainder with adequate Kitchen and WC facilities. LED lighting and suspended ceilings are also installed to part of the property which also benefits from a dedicated car park to the rear with space for approximately 6 cars.

## ACCOMMODATION

The property has been measured on a net internal area basis:

Floor	Description	Sq M	Sq Ft
Ground	Retail Unit / Office - Zone A	29.72	320
Ground	Retail Unit / Office - Zone B	24.69	266
Ground	Office	30.94	333
Ground	Boiler Room	-	-
Ground	Rear Lobby & WC	-	-
First	7 Offices	126.37	1,360
First	Kitchen	8.05	87
First	WC	-	-
Second	3 Offices	62.70	675
Second	Store	4.47	48
	<b>TOTAL NIA</b>	<b>286.94</b>	<b>3,089</b>

## EPC RATING

Monument House has a current and compliant EPC Rating of E110 valid until 23<sup>rd</sup> May 2023.

## LEASE TERMS

Monument House is available by way of new effective full repairing and insuring lease for a minimum initial lease term of 3 years.

## RENTAL TERMS

The property is available at a rent of £20,000 per annum.

## VAT

We understand that the property is not elected for VAT and therefore VAT will not be charged upon rent to be paid by the incoming tenant.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any new letting negotiated.

## TOWN & COUNTRY PLANNING

The property has been historically used in the Financial Services sector and as such now has an established use falling under Use Class E of The Use Classes Order 2020.

For further information in respect of planning-related matters, prospective tenants should contact North Kesteven District Council. Tel: 01529 414155.

## BUSINESS RATES

We understand that the property is assessed under the 2023 Rating List as a Shop & Premises with a Rateable Value of £10,750.

Subject to the incoming tenant meeting certain criteria, it may be possible to claim up to 100% exemption from payment of Non Domestic Business Rates utilising the Government's Small Business Rate Relief Initiative. Further information in respect of the level of Business Rates payable, and in respect of any potential exemptions available to the incoming tenant, enquiries should be directed to North Kesteven District Council. Tel: 01529 414155.

## SERVICES

We understand that the property is connected to mains gas, electricity, water and drainage.

We have not carried out any tests on any of the services and appliances believed to be present at the property and potential tenants should arrange for their own tests to ensure that any services are adequate and in good working order prior to committing to take a new lease in respect of this property.

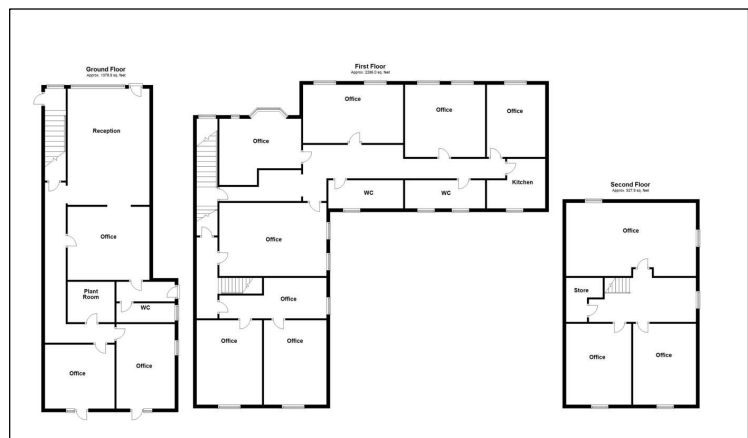
## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agents:

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