



**TWO FREEHOLD RETAIL UNITS AND 2 BED FLAT  
25 HIGH STREET, RUSKINGTON, SLEAFORD, NG34 9DY**

- Detached Village Centre Building comprising two Retail Units at Ground Floor level with 2 Bed Self-Contained Flat at First Floor level.
- Property available with full vacant possession. Retail Units previously in Hot Food Takeaway use.
- Ruskington is a large and expanding Village on the outskirts of Sleaford.
- Property of interest to both owner-occupiers and investors also offering scope to extend further, subject to the relevant planning permission being obtained.

**PRICE: OFFERS IN EXCESS OF £240,000 FREEHOLD**

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## LOCATION

Ruskington is a large and expanding predominantly Residential Village located approximately 5 miles North of the Market Town of Sleaford. As of the 2021 Census, the Village had a population of approximately 5,650 people although Residential developments have taken place since that time.

Easy access from Ruskington can be obtained to the A17 which bypasses Sleaford and provides access via the A15 to the City of Lincoln approximately 17 miles to the North and via the A17 to the Market Town of Boston, approximately 22 miles to the East. High Street, Ruskington is home to many locally-based businesses across all sectors and limited on-street car parking is available to the frontage of the property.

## DESCRIPTION

25 High Street briefly comprises a detached building of mixed single and two storey construction of predominantly rendered brick construction under pitched and flat roof surfaces.

There are limited grounds to the rear providing scope for further development, subject to the relevant planning permission being obtained.

This area also provides access to the First Floor Flat via a metal staircase to the rear elevation of the building. Internally, and at Ground Floor level, the property comprises two self-contained Retail Units, each having separate Kitchen and WC facilities and utilities.

The First Floor Flat is also self-contained and provides accommodation comprising Lounge, Kitchen, Two Bedrooms and a Bathroom/WC. We are of the opinion that the property will be of interest both to owner-occupiers and local investors wishing to produce a rental income by letting the three separate elements of the property.

## ACCOMMODATION

In Terms of Net Internal Area, the various elements of the property comprise as follows:

Floor	Description	Sq M	Sq Ft
Ground	Retail Unit 1	12.92	139
Ground	Store 1	5.26	57
Ground	Store 2	5.23	56
Ground	Store 3	6.04	65
Ground	WC	-	-
Ground	Retail Unit 2	26.79	288
Ground	Store	3.38	36
Ground	Kitchen	13.30	143
Ground	WC	-	-
	2 bed Flat	Sq M	Sq Ft
First	Lounge	16.84	181
First	Kitchen	4.51	49
First	Bedroom 1	15.59	168
First	Bedroom 2	5.96	64
First	Bathroom/WC	-	-
	TOTAL	115.82	1,246

## SERVICES

We understand that each element of the property is connected to mains electricity, water and drainage. Gas fired central heating is understood to be provided to the First Floor Flat. Prospective purchasers are advised to check upon the adequacy and provision of services and utilities with the relevant Statutory Authorities prior to making an offer to purchase this property.

## TOWN AND COUNTRY PLANNING

The two Retail Units forming part of this property have been used for a number of years as Hot Food Takeaways and as such have an established use now classified as Sui Generis under The Town & Country Planning (Use Classes) Order 1987 (as amended). We understand that the property is not a Listed structure nor is it situated within an established Conservation Area. Prospective purchasers should make their own planning-related enquiries regarding this property via The Planning Department at North Kesteven District Council prior to making an offer to purchase this property. Tel: 01529 414155.

## RATEABLE VALUES & COUNCIL TAX

The various elements of the property are assessed as follows under the 2023 Rating List and Council Tax Register:

25 High Street - Cafe & Premises - RV £4,800.

First Floor Flat - Band A.

It would appear that the second Retail Unit is not currently assessed for Non Domestic Business Rates. Prospective purchasers should check the level of Business Rates and Council Tax payable in respect of each element of the property via North Kesteven District Council. Tel: 01529 414155.

## PRICE

Offers in excess of £240,000 for the freehold interest in the property in its entirety with vacant possession to be provided upon completion of a sale.

## EPC

Online records show the various elements of the property as having the following EPC Ratings:

25 High Street - Hot Food Takeaways - D86 valid until 16th May 2028.

25a High Street - Flat - D64 valid until 13th May 2028.

## VAT

We understand that the property is not elected for VAT and therefore VAT will not be payable upon any sale price achieved, however, prospective purchasers are advised to clarify the VAT position prior to making an offer to purchase the property.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of any transaction negotiated.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Selling Agents:

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