



OFFICE/RESIDENTIAL DEVELOPMENT OPPORTUNITY

THE OLD MART, CHURCH LANE, SLEAFORD NG34 7DF

- Town Centre Location.
- Detached two storey office premises.
- Suitable for a wide variety of uses, subject to the necessary planning consent.
- NIA approx. 3,310 square feet (307 square meters).

PRICE: £325,000 FREEHOLD

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LOCATION

Sleaford is an established Market Town in the centre of the County of Lincolnshire having a population of approximately 18,000 as of the 2011 Census.

The Town benefits from excellent road communication links with the A17 which bypasses the Town leading to Boston and Newark. The A15 linking the Town to the City of Lincoln to the North. Easy access can be obtained from Sleaford to the City of Peterborough via the A15 heading South.

The subject property is situated off Church Lane which is accessed from Northgate in the Town centre.

DESCRIPTION

The property comprises a detached two storey building situated adjacent to Church Lane, Sleaford. The ground floor comprises a main entrance hall, kitchen, male, female and disabled WC's and office space which is currently divided to create six offices/meeting rooms. The first floor currently comprises of three offices, kitchen, stores, and WC's.

The building is constructed of brick elevations under a pitched roof with an insulated profiled steel sheet covering with Velux windows providing natural light into the first floor office space.

Public car parking is available adjacent to the property on Church Lane.

ACCOMMODATION

The property provides the following accommodation and has been measured on a net internal area basis:

Description	m2	Sq.ft
Ground Floor - Office Space	1,540	143.1
Ground Floor - Kitchen	56	5.2
Ground Floor- WC's	-	-
First Floor - Office Space	1,509	140.1
First Floor - Kitchen	5.3	57
First Floor - Stores	149	13.8
First Floor - WC's	-	-
Total NIA	307.5	3,310

SERVICES

We understand that mains gas, electricity, water and drainage are connected to the subject property. Prospective purchasers are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to purchase this property.

TOWN AND COUNTRY PLANNING

We believe that the property is suitable for a variety of uses covered under Use Class E and may offer Residential redevelopment potential however, we would recommend the prospective purchasers direct any planning-related enquires to the Planning Department at North Kesteven District Council on Tel: 01529 414155.

BUSINESS RATES

The property is assessed under the 2023 Rating List as a Shop and Premises with a Rateable Value of £24,000.

For further information regarding business rates we would recommend that prospective purchasers contact North Kesteven District Council Tel: 01529 414155.

EPC

The property has an EPC rating of C56.

VAT

We understand from our client that the property is not elected for VAT and therefore VAT will not be charged upon any sale negotiated.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the Sole Agents:

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