



## GROUND FLOOR RETAIL UNIT

UNIT 1 WHITE HART MEWS, SLEAFORD NG34 7RY

- Town Centre Retail / Office Premises.
- Two designated parking spaces.
- NIA approx 494 sq.ft (45.8 sq.m).
- New 3 year Lease available.

**£7,500 P.A.X. LEASEHOLD | 494 ft2 (45.8m2)**

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## LOCATION

White Hart Mews is located just off 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 drive time.

## DESCRIPTION

Unit 1 White Hart Mews is a Ground Floor Retail/Office Premises with a sales area of approximately 450sqft with additional store and toilet facilities to the rear. The sales area is currently divided into a reception area and two treatment rooms, this area can be converted back to create an open plan sales area if required. The Unit benefits from two dedicated parking spaces.

## ACCOMMODATION

The property has been measured on a net internal area basis and comprises as follows:

Description	m2	Sq.ft
Ground Floor - Sales Area	41.8	450
Ground Floor - Store	4.0	44
Ground Floor - WC	-	-
Total NIA	45.8	494

## SERVICES

We understand that the property is connected to mains 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.

## TOWN AND COUNTRY PLANNING

The property has been historically used for Dog Grooming and as such now has an established use falling under Use Class E (which normally also includes such uses as office, vets, nail bars, beauticians and any other services which it is appropriate to provide in a commercial, business or service locality) 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 £4,950.

Subject to the ingoing 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 ingoing tenant, enquiries should be directed to North Kesteven District Council. Tel: 01529 414155.

## RENTAL TERMS

The property is available at a rent of £7,500 per annum.

## LEASE TERMS

New 3 year Lease available.

## EPC

The property has an EPC rating of TBC

## VAT

We understand that the property is elected for VAT and therefore VAT will be charged upon rent to be paid by the ingoing tenant.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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