



**Riverside Veterinary Clinic, West Banks,  
Sleaford, Lincolnshire, NG34 7PQ**

**£300,000**  
Tel: 01636 611 811

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Freehold Sale of Town Centre Commercial Building • 2,491 sq.ft (231.42 m.sq)
- Commercial Accommodation with a Residential Apartment on the First Floor • Current Use as a Veterinary Clinic
- Vacant Possession Available on Expiry of the Lease • On Site Car Parking and Secured Yard
- Lease Expiry - Business Unaffected • Best Bids by Friday 29th May 2026

A mixed use town centre freehold commercial opportunity, with car parking. The property comprises a two storey 1970s built detached commercial building currently occupied as Riverside Veterinary Practice with reception, consulting rooms, theatre and x-ray room on the ground floor, and offices and a residential apartment on the first floor.

The property comprises 2,491 sq.ft (231.14 sq.m) of accommodation in total. It is situated on the south side of West Bank and the east side of the Riverside Precinct in Sleaford town centre close to the Sainsbury's supermarket, other local retail shops, the town centre and further residential properties.

The property has a useful car park to the rear which is fully enclosed by high brick walling and secure metal gates with parking for approximately six cars.

The property is currently occupied by Riverside Veterinary Clinic under a lease which is due to expire at the end of July 2026. The business is unaffected. Further details of this lease can be obtained from our offices.

## LOCATION

The subject property is situated close to the junction of West Banks and Watergate, close to the Riverside precinct, in the centre of Sleaford. It is within close proximity to the B1518 Northgate in Sleaford, which is one of the main arterial routes through the centre of the town. There is a Sainsbury's superstore close to the property and other commercial occupiers, with a mix of residential and office buildings within this town centre location.

Sleaford lies reasonably centrally within the United Kingdom and is well placed for access to the A17 and A15 intersection. The local town of Sleaford is located 13 miles northeast of Grantham, 17 miles west of Boston and 19 miles south of Lincoln. In accordance with the 2021 population Acorn Profile, the population of Sleaford is 19,807.

There are good public transport links with the town including a railway station with train services to Nottingham, Peterborough, Lincoln, Newark and Skegness.

Adjoining occupiers include a post office and other local retail shops. Neighbouring users include the Riverside Health Clinic and Sainsbury's supermarket.

## ACCOMMODATION

The property comprises a two storey 1970s built detached commercial building, with cavity brick walls, with full glazed shop front to the front elevation, beneath a flat mineral felt roof covering. On the first floor, to the rear, the property has a balcony, an external staircase which leads to the rear yard, which provides separate access to the first floor flat. The car park has a concrete surface and is enclosed and secured by high brick walling and metal security gates.

Internally the building is relatively modern and has been designed for specific clinic space, in a cellular design, with clinical wall and floor coverings, and hard surfaces throughout the ground floor. The first floor flat was relatively modern and in good refurbished condition.

## GROUND FLOOR

### RECEPTION

15'6" x 18'9" (4.74 x 5.74)

With full glazed shop frontage, vinyl floor covering, reception desk, fluorescent light and climate control heating.

### INNER LOBBY

29'3" x 3'2" (8.93 x 0.98)

Leading to the:

### CONSULTING ROOM

6'0" x 7'5" (plus 9'2" x 4'10") (1.83 x 2.28 (plus 2.81 x 1.49))

With vinyl floor covering, a range of base cupboards, comfort cooling, suspended ceiling and recessed lighting.

### THEATRE

14'4" x 15'8" (plus 5'6" x 7'5") (4.39 x 4.78 (plus 1.68 x 2.28))

With vinyl floors, base cupboards, single drainer sink unit, eye level cupboards, suspended ceiling with recessed lighting, radiator and windows to the front elevation.

### OPERATING THEATRE

8'7" x 7'3" (2.64 x 2.23)

With sterile floor and walls, suspended ceiling, recessed lighting and sterile door.

### REAR KENNELS

6'2" x 14'6" (plus 10'11" x 7'2") (1.88 x 4.42 (plus 3.34 x 2.19))

With individual dog kennels, vinyl floor, radiator, air conditioning and comfort cooling unit. Suspended ceiling and recessed lighting.

### CAT KENNELS

10'0" x 6'4" (3.06 x 1.95)

With wooden eye level and base units, single drainer sink unit, vinyl floor, recessed ceiling, fluorescent lighting and individual cat kennels.

### **WC**

6'7" x 4'10" (2.03 x 1.49)

With disabled WC and wash hand basin.

### **REAR LOBBY**

7'4" x 0'3" (2.25 x 0.09)

With rear door to the car park.

### **X-RAY**

6'11" x 5'11" (2.11m x 1.80m)

With built in cupboards, vinyl floor covering, suspended ceiling and recessed lighting.

### **CONSULTING ROOM TWO**

16'6" x 11'8" (5.03 x 3.58)

With sink unit, base cupboards, suspended ceiling with fluorescent lighting, boiler cupboard and radiator.

### **FIRST FLOOR**

#### **REAR LOBBY**

6'6" x 20'3" (2.0 x 6.19)

With built in cupboards.

#### **STORE ROOM**

8'10" x 12'5" (2.7 x 3.8)

With dual aspect windows, vinyl floor covering, fluorescent lighting.

#### **KITCHEN AREA/FIRST FLOOR LANDING**

7'8" x 11'7" (plus 3'6" x 3'10") (2.36 x 3.54 (plus 1.07 x 1.17))

With kitchen area, washing machines and tumble driers, radiator, base and wall units, single drainer sink unit.

#### **INNER LOBBY**

3'2" x 2'5" (0.98 x 0.75)

### **WC**

10'0" x 8'9" (3.06 x 2.67)

With WC, wash hand basin, old shower unit and used as a further kennel room

### **OFFICE**

15'7" x 12'6" (4.77 x 3.82)

With vinyl floor covering, fluorescent lighting, single glazed window and large window to the front elevation.

### **FIRST FLOOR FLAT**

### **OPEN PLAN KITCHEN/DINING ROOM**

13'3" x 14'4" (plus 6'10" x 7'11") (4.05 x 4.39 (plus 2.1 x 2.43))

With kitchen area with modern base and eye level units, fitted oven and extractor. Part tiled walls, and further freestanding appliances. There is a living area with wood laminate floor covering and door out to the external balcony and access to the car parking area.

### **BEDROOM**

12'2" x 10'0" (3.73 x 3.07)

With carpet floor, radiator and built in wardrobes.

### **BATHROOM**

With WC, wash hand basin, bath and shower over, part tiled walls and vinyl floor.

### **BALCONY**

With external staircase and direct access to the car park.

### **OUTSIDE**

The property has an enclosed car parking area, with concrete yard and car parking for approximately six cars. This is fully enclosed by high brick walling and metal gates.

### **FLOOR AREA**

In accordance with the RICS Property Measurements, Second Edition, we have measured the property to its net internal area which equates to 2,491 sq.ft (231.42 m.sq).

### **SITE**

The site area comprises approximately 0.07 acres.

### **PLANNING**

The property is currently used as a veterinary clinic. Buyers are advised to make their own enquiries for any alternative uses to South Kesteven District Council.

### **COUNCIL TAX**

The flat at Riverside Veterinary Clinic is in Council Tax Band A.

### **BUSINESS RATES**

The property is listed in the 2023 rating list on the Valuation Office Agency Website as Office and Premises with a Rateable Value of £14,250.

### **SERVICES**

The property has mains drains, water, electricity and gas. The property has gas central heating and some rooms have air conditioning or comfort cooling.

### **TENURE**

The property is available freehold with vacant possession on expiry of the current lease.

### **VIEWING**

Strictly by appointment with the sole agent. Under no circumstances should viewers turn up

without an appointment.

Appointments must be made prior.

**INFORMAL TENDER - BEST OFFERS**

We are inviting best and final offers in writing to reach this office no later than 12 noon Friday 29th May 2026. Please contact the office for a tender form, which must be completed in full with supporting information.

**VAT**

VAT will/will not be payable on the purchase price (vendor check).

**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred during this transaction.



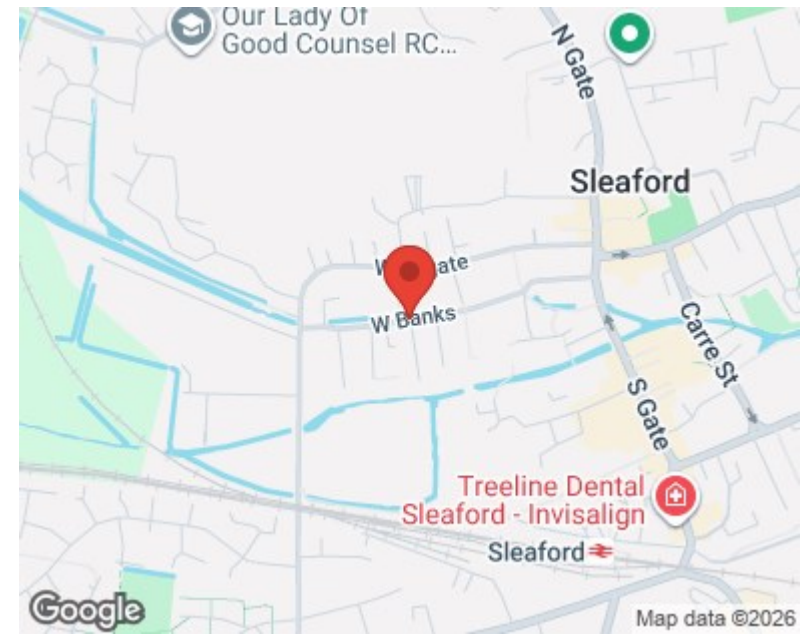






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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