

58 Southgate | Sleaford

Lincolnshire | NG34 7RR

Prominent Retail Unit - To Let

3,170 FT² (294.50 M²)



- Prominent Retail Unit in Prime Location
- Attractive Retail Frontage
- Available on New Lease – *terms to be agreed*

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Location

Sleaford is a popular town at the junction of the A15 and the A17 and has a population of circa 11,000 and a catchment of approximately 25,000. It is the administrative capital of the North Kesteven district and provides the base for the main headquarters of Interflora.

The property is located on Southgate, Sleaford's prime retail pitch. The property is nestled amongst several national regional retailers including Costa Coffee, Boots, Yorkshire Trading Co, M&Co, Superdrug and Greggs.

The town centre is supported by several car parks in close proximity to the property including a 100-space carpark directly behind.

Description

The property is an attractive Grade II Listed retail premises comprising essentially open plan retail accommodation with first floor storage.

We understand mains services including water, drainage and electricity are available and connected to the property. However, the incoming tenant is required to satisfy themselves in this regard

Accommodation

Ground Floor Sales - 3,170 ft² 294.50 m²

Ground Floor Ancillary - 189 ft² 17.56 m²

First Floor Storage – 1,024 ft² 95.13 m²

Total 4,383 ft² 407.19 m²

The above floor areas are measured on an approximate gross internal basis.

Terms

Available on new lease on terms to be agreed

Price

Offers in the region of £39,000 per annum exclusive

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Business Rates

A ratable value of £30,00 has been calculated for this part of the property as of May 2018.

Legal Costs

Each party will be responsible for their own legal costs.

Viewings

Strictly by appointment



For further information or to arrange to view please contact:

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