

46 Southgate | Sleaford | NG34 7RR

Prominent retail unit in Sleaford Town Centre

Confidential Staff Unaware

44.89m²
(483ft²)

- Located on Sleaford's main retailing pitch
- Situated near the town's principal car park
- Nearby operators include Greggs, WH Smith, Specsavers and Boots Pharmacy
- Suitable for a variety of uses (STP)
- Benefit of small business rates relief (if applicable)
- Quoting rent - £10,000 per annum
- Quoting price - £110,000



**TO LET/
FOR SALE**



Location



Gallery



Contact



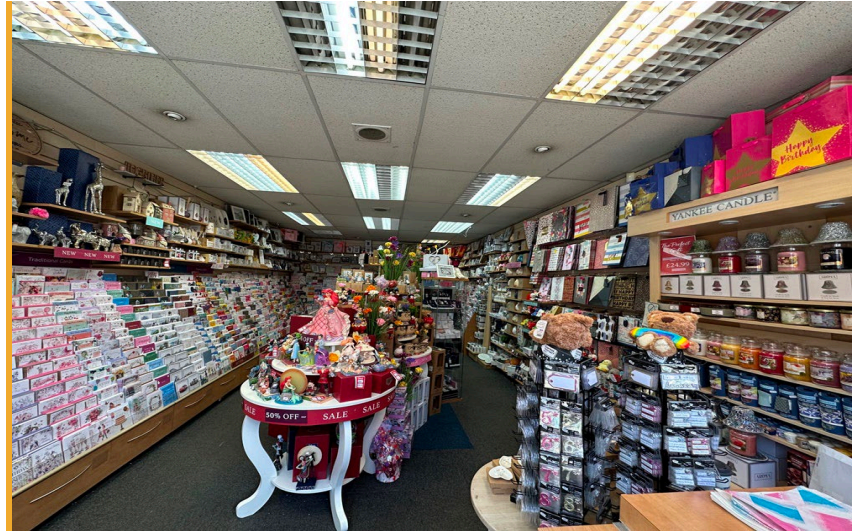
Location

Sleaford is a traditional small market town located in the county of Lincolnshire at the junction of the A15 and A17 roads with a population of roughly 18,000 and a catchment of circa 25,000.

The property is prominently positioned on Southgate, the town's principal retailing pitch with nearby occupiers including WH Smith, Specsavers, Boots Pharmacy and Superdrug.

The Property

The subject property is a ground floor retail unit of regular configuration consisting of a suspended ceiling with recessed fluorescent strip tube lighting and carpet tiled flooring. To the rear is a small storage room with a WC facility.

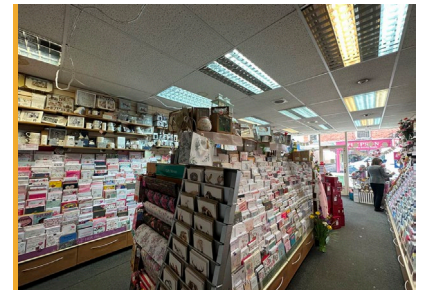
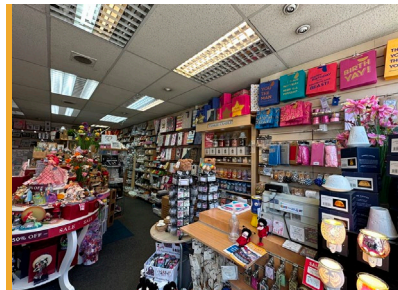


Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	44.89	483

This information is for guidance only.





Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£10,000 per annum

Price

The property is available at a quoting price of:-

£110,000

Planning

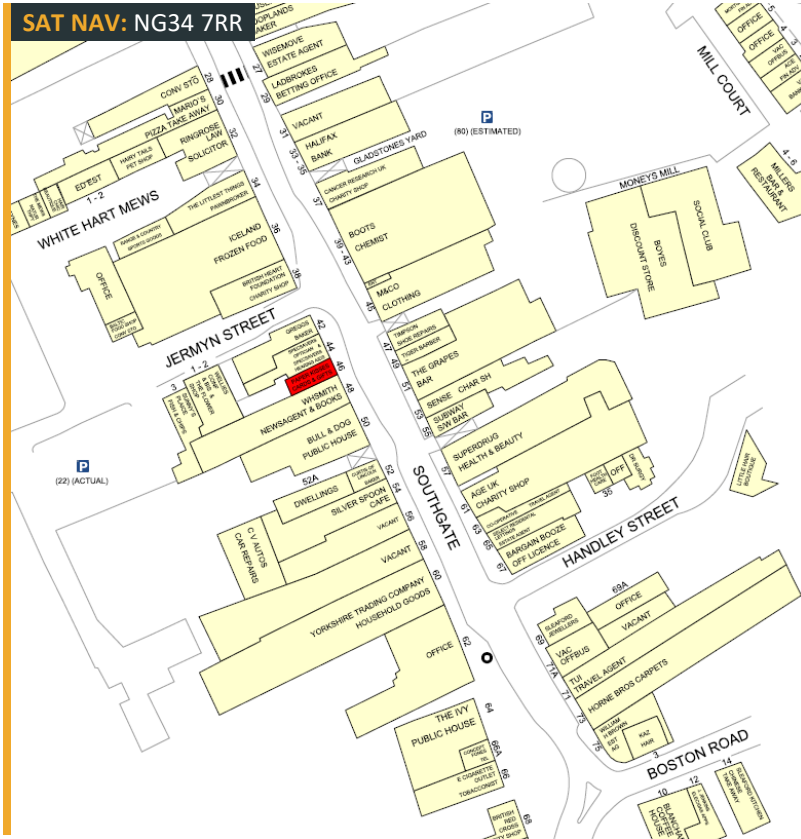
It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

This information is for guidance only and all parties should check themselves with the local billing authority.

VAT

VAT is applicable at the prevailing rate.

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Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (2023): £10,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

EPC

A copy of the EPC is available on request. Please contact the sole marketing agents for further details.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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