

20-22 Market Place | Sleaford | Lincolnshire | NG34 7SS

## Prominent retail/leisure opportunity in Sleaford Town Centre

**Ground floor sales**  
**165.22m<sup>2</sup> (1,778.43ft<sup>2</sup>)**

- Situated in the heart of Sleaford Town Centre
- Suitable for a variety of uses subject to planning
- Located near the towns principal car park
- Nearby occupiers include HSBC, Nationwide, Tax Assist Accountants
- Passing rent - £36,750 per annum



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

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

The property is situated in the heart of Sleaford Town Centre, opposite the towns principal car park and fronting the B1517. The property has return frontage onto Southgate, the towns principal retailing pitch.

Nearby occupiers include Wise Guys, Nationwide and Tax Assist Accountants.

## The Property

The subject property is a three storey retail property. The ground floor provides an open plan sales area and a series of private offices and meeting rooms towards the rear. The accommodation continues into the upper floors providing further office accommodation with a mixture of cellular offices and open plan space.

## Planning

It is understood the property falls within **Use Class E** which is suitable for; Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

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





Location



Gallery



Contact



## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	165.22	1,778.43
First floor	94.83	1,202.75
Second floor	56.65	609.78
<b>Total</b>	<b>282.59</b>	<b>3,590.96</b>

## Lease Terms

The property is available by way of either an assignment, subletting or on a surrender and regrant basis direct with the landlord.

It is currently let on a full repairing and insuring term expiring 26/04/2026. There is a tenant option to determine the lease on 26/03/2024 subject to six months notice.

## Rent

The property is available at a passing rent of:

**£36,750 per annum**

## VAT

VAT is applicable at the prevailing rate.





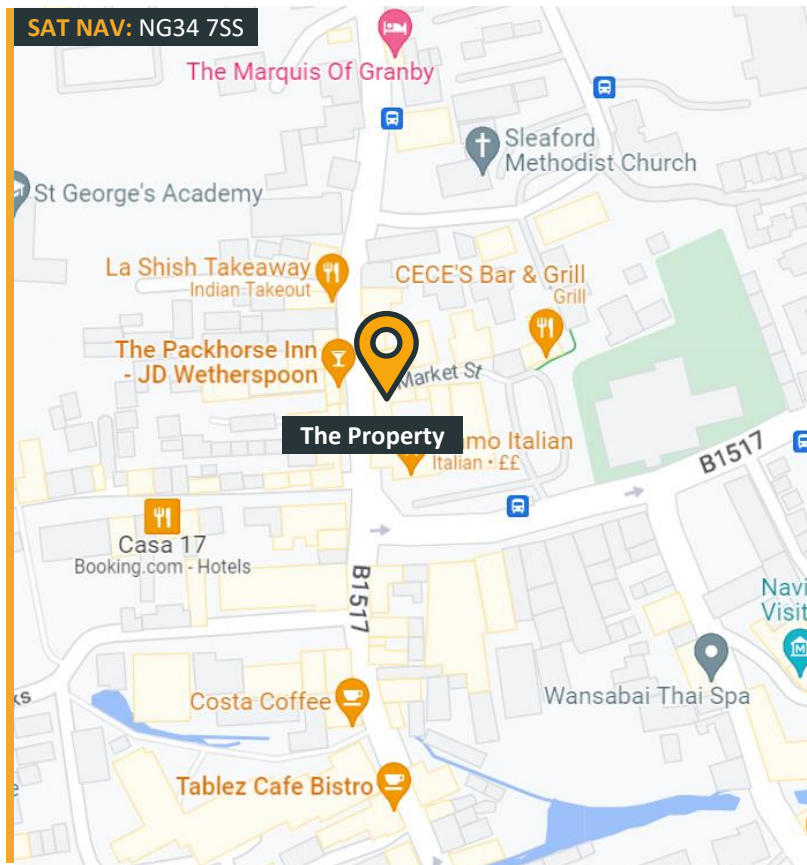
Location



Gallery



Contact



## Business Rates

The property is currently assessed for the ground floor only and therefore will need reassessment upon occupation. We understand from the Valuation Office Agency the current rateable value is:

Bank & Premises

Rateable Value (2023): £31,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 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

The EPC rating falls within Band D.

## Further Information

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

**Ellis Cullen**

07450 972 111

ellis.cullen@fhp.co.uk

**Alan Pearson**

07876 396 005

alan@fhp.co.uk

**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

09/03/2023

