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Units 7/7a White Hart Mews, Sleaford, Lincolnshire, NG34 7RY

TO LET - Rent £7,200 per annum

Lock up Retail/Office unit

551 sq ft Net Internal Area

Good Secondary Location off Jermyn Street

Available end of November 2024

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

LOCATION

The unit is located in White Hart Mews, close to the Jermyn Street car park, and therefore situated just off Southgate, in a good secondary location.

Sleaford has a population of approximately 20,000 people, lying adjacent to the A15/A17 providing road communications to Lincoln – 20 miles to the north, Newark 20 miles to the west, and Kings Lynn 40 miles to the east, and Peterborough – 30 miles to the south, with connections to London. Sleaford offers good educational and shopping facilities, and is a busy Market Town.

DESCRIPTION

The unit has most recently been used as a Grocery store, and offers ground floor accommodation suitable for a small/starter type business – or for either office or Beauty uses.

The unit measures:

Shop area: 7.68m x 4.13m plus 2.53m x 3.01m

Rear Stores/Kitchen/WC – 5.15m x 3.01m

The property has 2 entrance doors, display windows, Artex ceilings, fluorescent lights, glazed windows, tiled floors, and painted walls.

One car parking space is included with the unit.

LEASE TERMS

Lease to be for a minimum term of 3 years contracted out of the Security Provisions of the Landlord and Tenant Act 1954 Part II. A deposit may be required.

RATES

Rateable Value £6,800 (2023 List)

RENT

Rent £7,200 per annum

REFERENCES

The Landlord will require the usual Bank, Accountant and Trade References.

OUTGOINGS

All normal outgoings will be payable by the Tenant.

REPAIRS

The tenant will be responsible for all internal repairs and decoration.

USE

The proposed use of the property will be subject to the Landlords' consent in the normal way, and the Tenant should check with the NKDC Planning Department that their proposed use is permitted.

EPC RATING

B - 42

SERVICES Mains water, electricity and drainage.

LOCAL AUTHORITIES

North Kesteven District Council
Kesteven Street, Sleaford, NG34 7EF
Tel: 01529 414155

Anglian Water Customer Services
PO Box 10642, Harlow, Essex Tel: 08457 919155

Lincolnshire County Council
County Offices, Newland, Lincoln
Tel: 01522 552222

PARTICULARS CONTENT/ Ref: S

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We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Viewings are to be arranged by prior appointment.

ADDRESS and CONTACT

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