



4-5, Market Street
Sleaford, Lincolnshire, NG34 7SQ

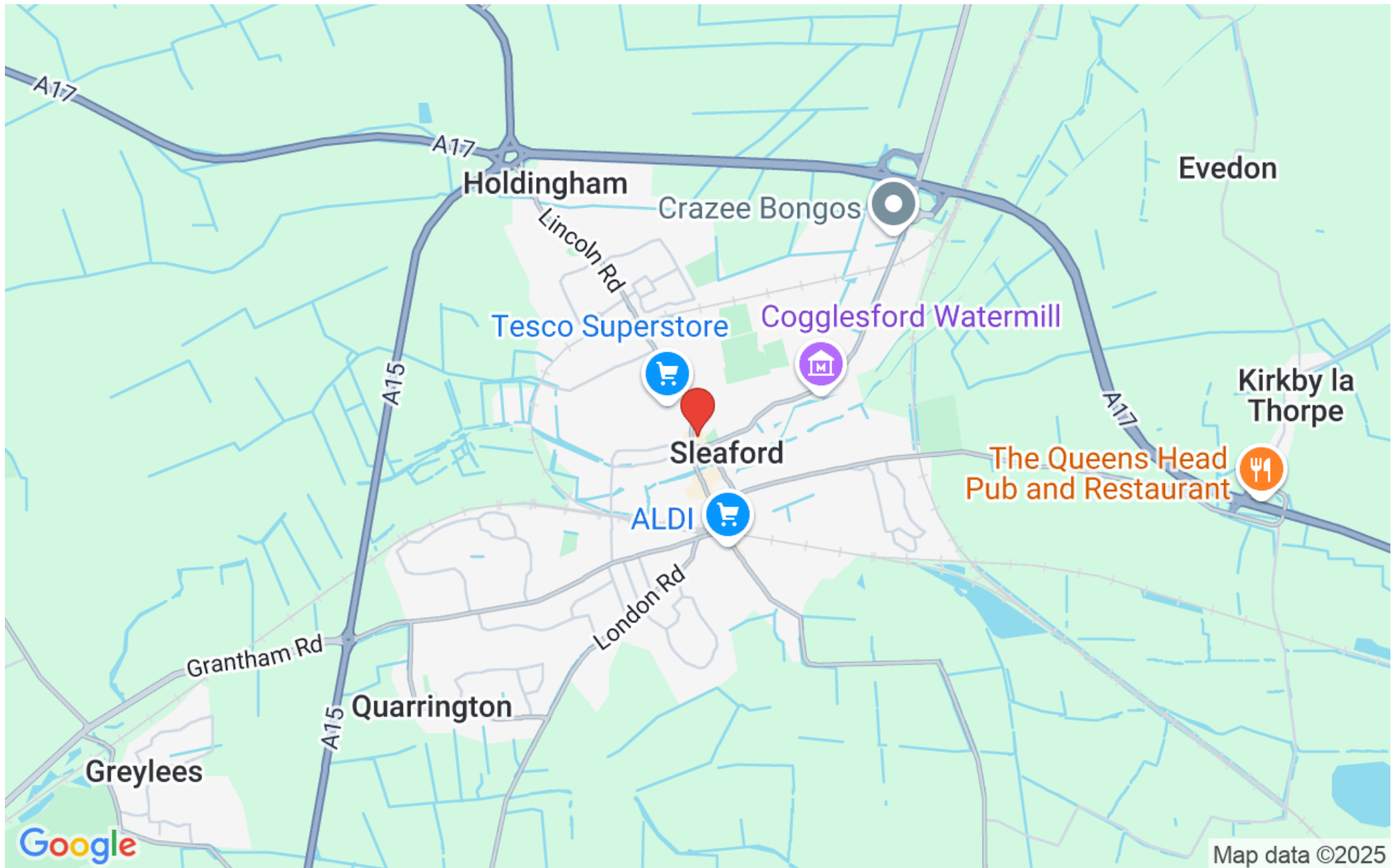
£250,000

Details

- Town Centre Freehold Office FOR SALE
- Mixture of open plan and cellular offices over two floors
- Access from both Market Street and Church Lane
- The property will be sold with Vacant Possession
- Versatile accommodation suitable for variety of uses
- EPC Rating - TF
- Enclosed external courtyard
- Private Treaty Sale



Location



Overview

FREEHOLD TOWN CENTRE OFFICE FOR SALE - A substantial two storey office premises situated with access from both Market Street and Church Lane is available for sale by private treaty with vacant possession. The property is currently occupied by Chattertons who will be vacating shortly and the space includes a mixture of cellular and open plan offices along with staff facilities and an enclosed courtyard garden. The building is be suitable for a variety of different uses subject to planning and viewing is essential to appreciate the size and accommodation on offer.



LOCATION

The Property is located in the heart of Sleaford's town centre with pedestrian access directly off Market Street and Church Lane, with the main reception being off Market Street.

Sleaford is a popular market town that has grown significantly over the last 20 years. It has the usual range of everyday amenities and facilities to include national and local retail outlets, supermarkets, banks, restaurants, doctors, dentists, various schools, sports and leisure clubs.

The A15 and A17 main roads provide useful road links and the railway station is located on the Nottingham to Skegness line. At Grantham connections can be made onto the East Coast Mainline to London King's Cross.



ACCOMMODATION

The Property comprises a substantial two storey office premises whereby the internal accommodation is centred around a main reception with a mixture of cellular and open plan offices off. Externally, the building has an enclosed courtyard together with pedestrian access off both Market Place and Church Lane.

Floor plans are attached for ease of reference

SERVICES

Mains water, electric, gas and drainage are connected to the Property. The service installations have not been tested and we recommend that any interested party satisfies themselves in this regards.

TENURE

The freehold is for sale with vacant possession. Title information can be provided to any interested party on request.

BUSINESS RATES

The Property has a rateable value of £14,500 under reference: 10126100045.

The charging authority is North Kesteven District Council.



ENERGY PERFORMANCE CERTIFICATE

An updated EPC has been requested for the Property and will be made available shortly.

HERITAGE

The Property is Grade II listed and located in Sleaford's conservation area.

Historic England's listing can be found on their website disclosing the full extent of the listing.

VAT

We are waiting for confirmation on whether VAT will be charged on the sale price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred throughout the sale.

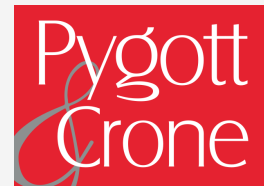


VIEWINGS

All viewings are to be arranged via the sole selling agents Pygott and Crone.







4-5, Market Street, Sleaford
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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