

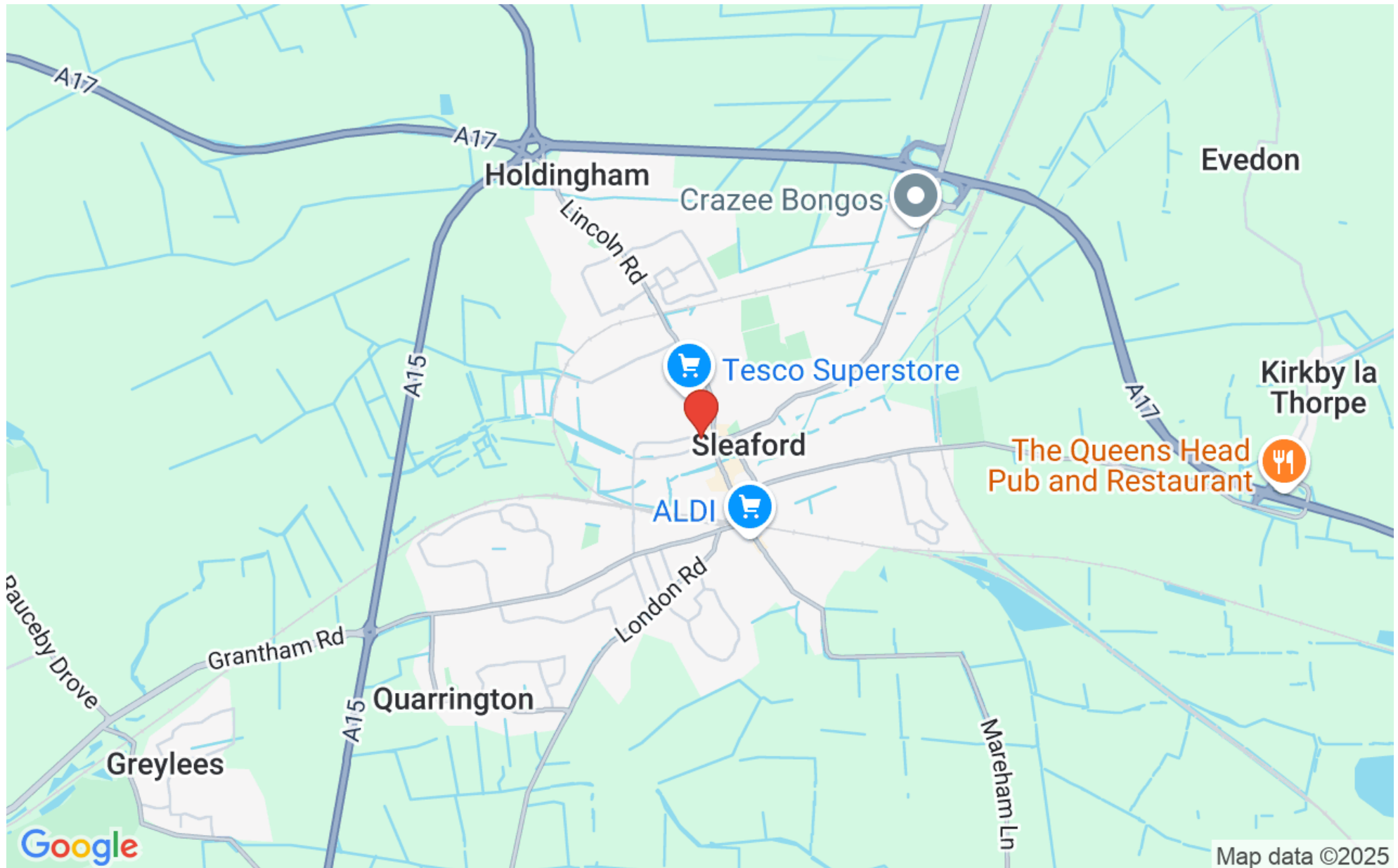


Details

- To Let
- Ground Floor Retail Unit
- Town Centre location
- 514 sqft (47.8 sqm) overall area
- Separate WC
- Kitchen
- Rear Shared Yard
- Negotiable lease terms
- EPC Rating of C (73)



Location



Overview

An excellent opportunity to take a lease on this secondary retail shop in Sleaford Town Centre close to the Northgate/Southgate junction and the market place.



Location

The property is located in the town centre of Sleaford in a secondary mixed commercial and residential area close to the Northgate/Southgate Junction and the Market Place area. Sleaford is a market town in the North Kesteven district of Lincolnshire.

On the edge of the Fenlands, it is 11 miles (18 kilometres) north-east of Grantham,

16 mi (26 km) west of Boston, and 17 mi (27 km) south of Lincoln. It is the largest settlement in North Kesteven with a population of 19,807 in 2021. Centred on the former parish

of New Sleaford, the modern boundaries and urban area include Quarrington to the south-west, Holdingham to the north-west and Old Sleaford to the east. The town is bypassed by the A17 and the A15 roads. Sleaford railway station is on the Nottingham to Skegness (via Grantham) and Peterborough to Lincoln lines.



ACCOMMODATION

The property comprises a ground floor lock up shop with kitchen and WC.

The overall area is 514 sqft (47.8 sqm)

PLANNING

The property has an established A1 retail permission

SERVICES

The property has mains electricity, water and drainage

TENURE

The property will be let on a minimum 3 year lease on internal repairing and insuring terms. The tenant is to pay a 3 month rental deposit.

RATEABLE VALUE

The property has a rateable value of £3650

CEPC

The property has a CEPC of C which is valid until the 28th November 2026



LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The rent is exclusive of VAT if applicable

LOCAL AUTHORITY

North Kesteven District Council

Kesteven Street

Sleaford

Lincolnshire

NG34 7EF

Tel 01529 414155

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

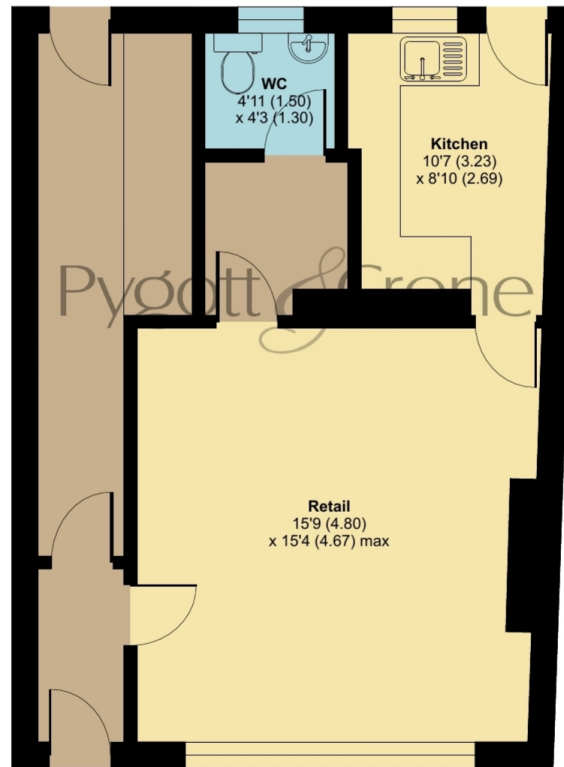
Tel 01522 536777



Westgate, Sleaford, NG34

Ground Floor Net Internal Area = 514 sq ft / 47.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2025.
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17a, Westgate, Sleaford
is marketed through our Commercial office

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