



Monument House , 74-76
Southgate , Sleaford, Lincolnshire, NG34 7RL

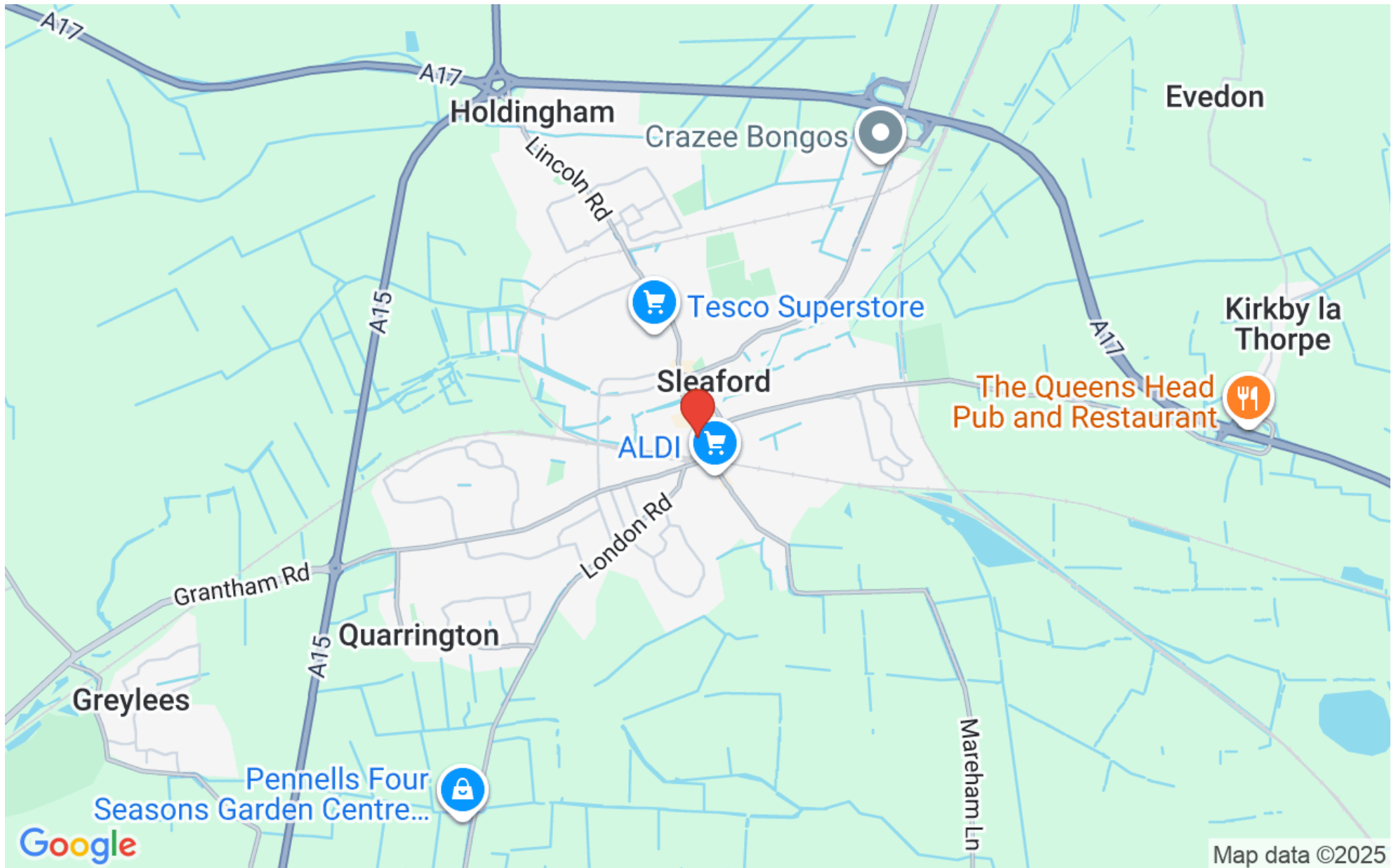
£9,750 pa

Details

- To Let
- Town centre retail office
- Part of larger building
- Ground Floor 611 sqft (56.7 sqm)
- EPC Rating of E
- Negotiable lease terms
- Prominent Location



Location



Overview

An excellent opportunity to take a lease on this town centre retail and office premises situated in Sleafords Town Centre. The property will suit a number of commercial uses subject to planning.



Location

The property is situated in the main town centre retail street of Southgate in highly prominent location within a few hundred yards from the train station. Sleaford is a popular market town with a wide range of amenities including two first class Grammar Schools, local and national retailers, restaurants, doctors and dental surgeries and is the HQ of the North Kesteven District Council. The town has a host of national retailers including Boots, Superdrug, Costa Coffee, Yorkshire Trading Company, Greggs, Subway. Sleaford is also the HQ for Interflora. The town has excellent access to the A17 and A15 which bypass the town and is served by a railway station situated on the Skegness-Nottingham Line with connections at Grantham onto the east coast mainline between Edinburgh and London Kings Cross.

ACCOMMODATION

The property comprises a single retail unit comprising

Ground floor 611sqft (56.7 sqm)

PLANNING

The property has established use a retail and offices which now falls within the new planning use class E

SERVICES

All mains services are connected

LEASE TERMS

The property is offered on negotiable lease terms

RATEABLE VALUE

The property has a rateable value of £10,750

CEPC

The property has an EPC of E

VAT

The rent is expressed exclusive of VAT if applicable

LOCAL AUTHORITY

North Kesteven District Council

Kesteven Street

Grantham

Lincolnshire

NG34 7EF

Tel 01529 414155

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

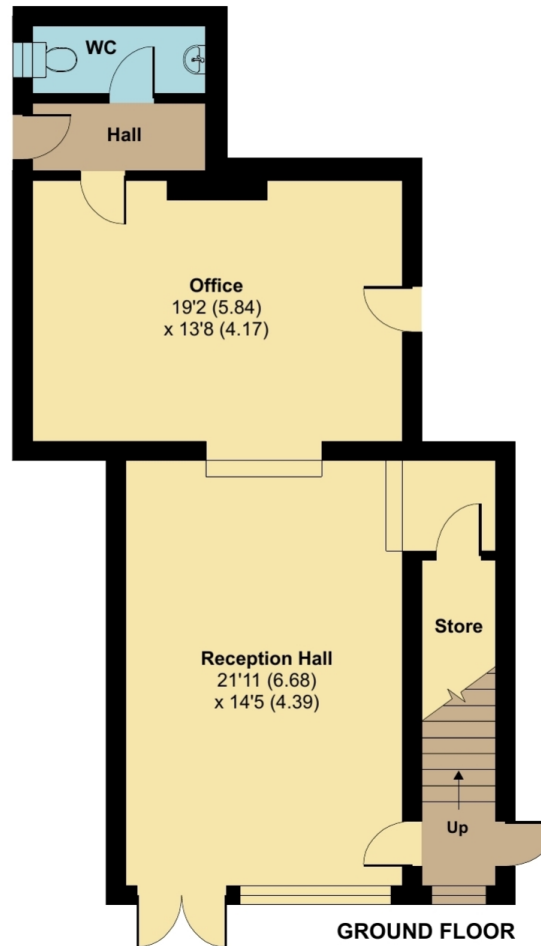
LN2 1EW

Tel 01522 536777

Southgate, Sleaford, NG34

Ground Floor Net Internal Area = 611 sq ft / 56.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecon 2025. Produced for Pygott & Crone. REF: 1350887



Monument House , 74-76, Southgate , Sleaford, Lincolnshire, NG34 7RL



Monument House , 74-76, Southgate
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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