



11 Southgate  
Sleaford, Lincolnshire, NG34 7SU

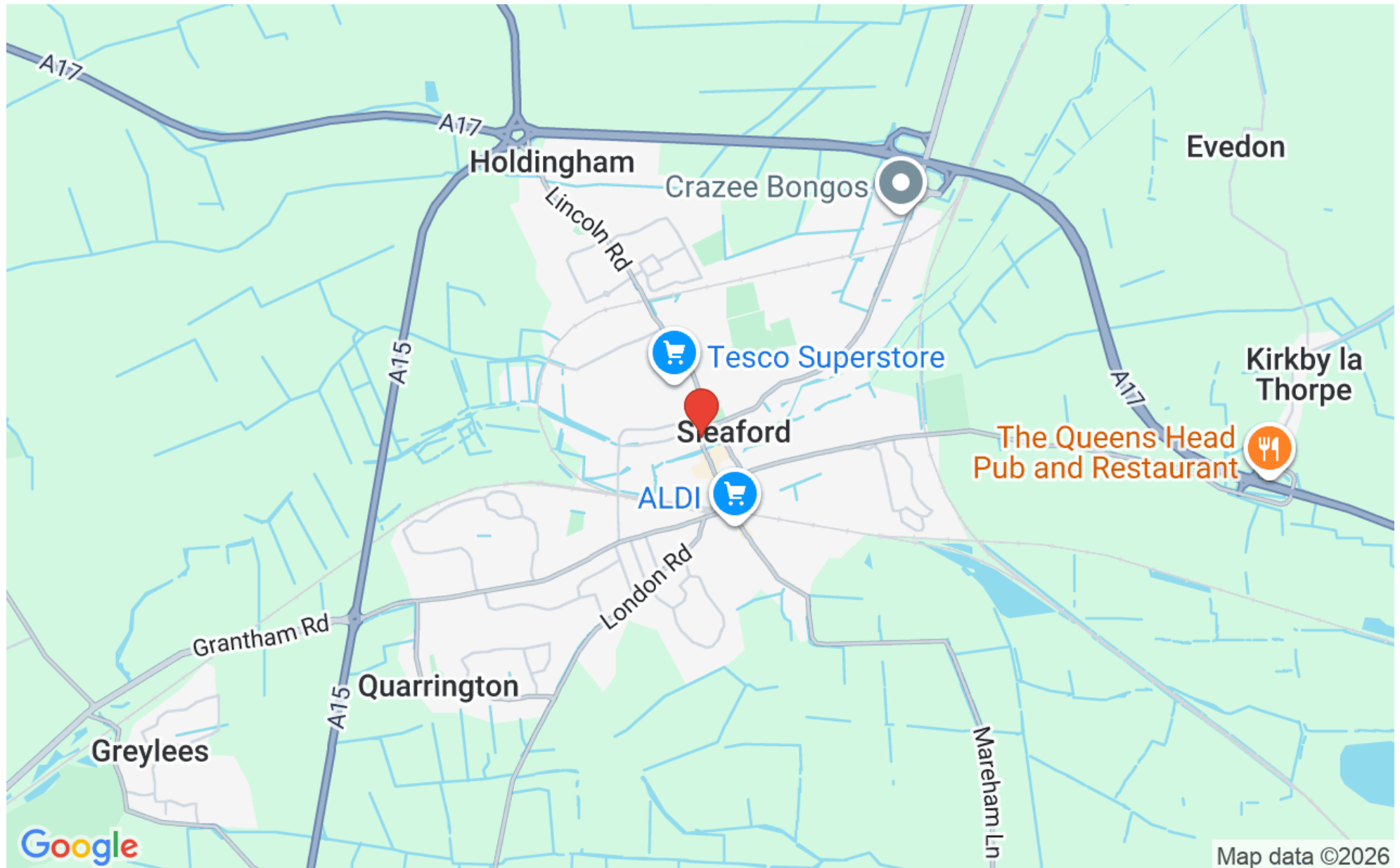
£130,000

## Details

- For Sale
- 2 storey retail property
- Prime town centre location
- Ground floor 314 sqft (29.1 sqm)
- First Floor 285 sqft (26.4 sqm)
- Established retail use
- CEPC rating of C
- Overall area 599 sqf (55.5 sqm)
- Suitable for various uses



## Location



## Overview

An excellent opportunity to acquire this freehold 2 storey town centre retail shop with first floor space situated in the heart of the main trading street in the town



### Location

The property is located in the heart of Sleaford's Town centre in an excellent trading location. Sleaford is a popular market town in the centre of the county of Lincolnshire. It has a good range of local and national retail shops, banks, restaurants, doctors, dentists, schools and sports and leisure clubs. The A17 and A15 main roads by-pass the town and provide useful road links. There is a railway station, which is located on the Nottingham to Skegness line. Connections can be made at Grantham onto the East Coast mainline.

### ACCOMMODATION

The property comprises a 2 storey building

Ground Floor retail shop 314 sqft (29.1 sqm)

First Floor 2 rooms , WC 285 sqft (26.4 sqm)

Total 599 sqft (55.5 sqm)

### PLANNING

The property has established use for retail



#### SERVICES

The property has mains services of electricity, water and drainage

#### TENURE

The property is to be sold freehold with vacant possession

#### RATEABLE VALUE

The property has a rateable value of £7500

#### CEPC

The property has a CEPC rating of C

#### LEGAL COSTS

Each party is responsible for their own legal costs

#### VAT

The price 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



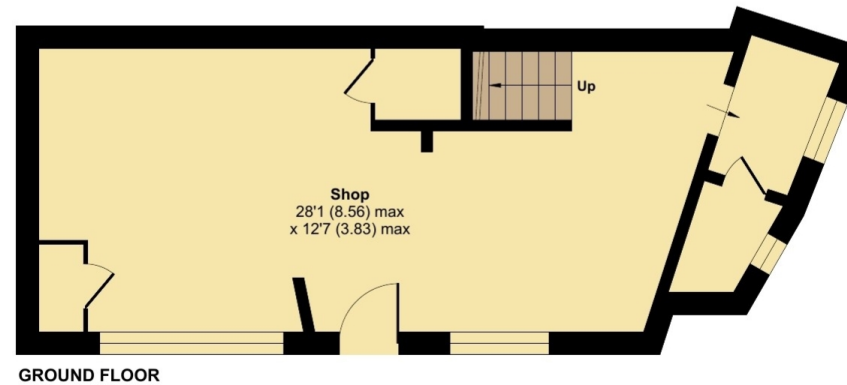
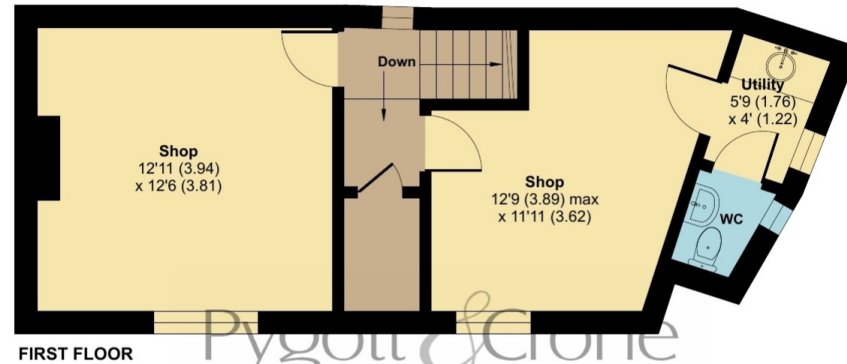
## Southgate, Sleaford, NG34


Ground Floor Net Internal Area = 314 sq ft / 29.1 sq m

First Floor Net Internal Area = 285 sq ft / 26.4 sq m

Total = 599 sq ft / 55.5 sq m

For identification only - Not to scale

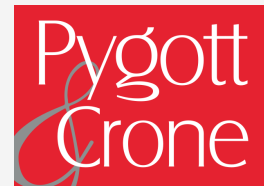


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2025. Produced for Pygott & Crone. REF: 1394424



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**11 Southgate, Sleaford**  
is marketed through our Commercial office

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