



25a, High Street
Heckington, Sleaford, Lincolnshire, NG34 9RA

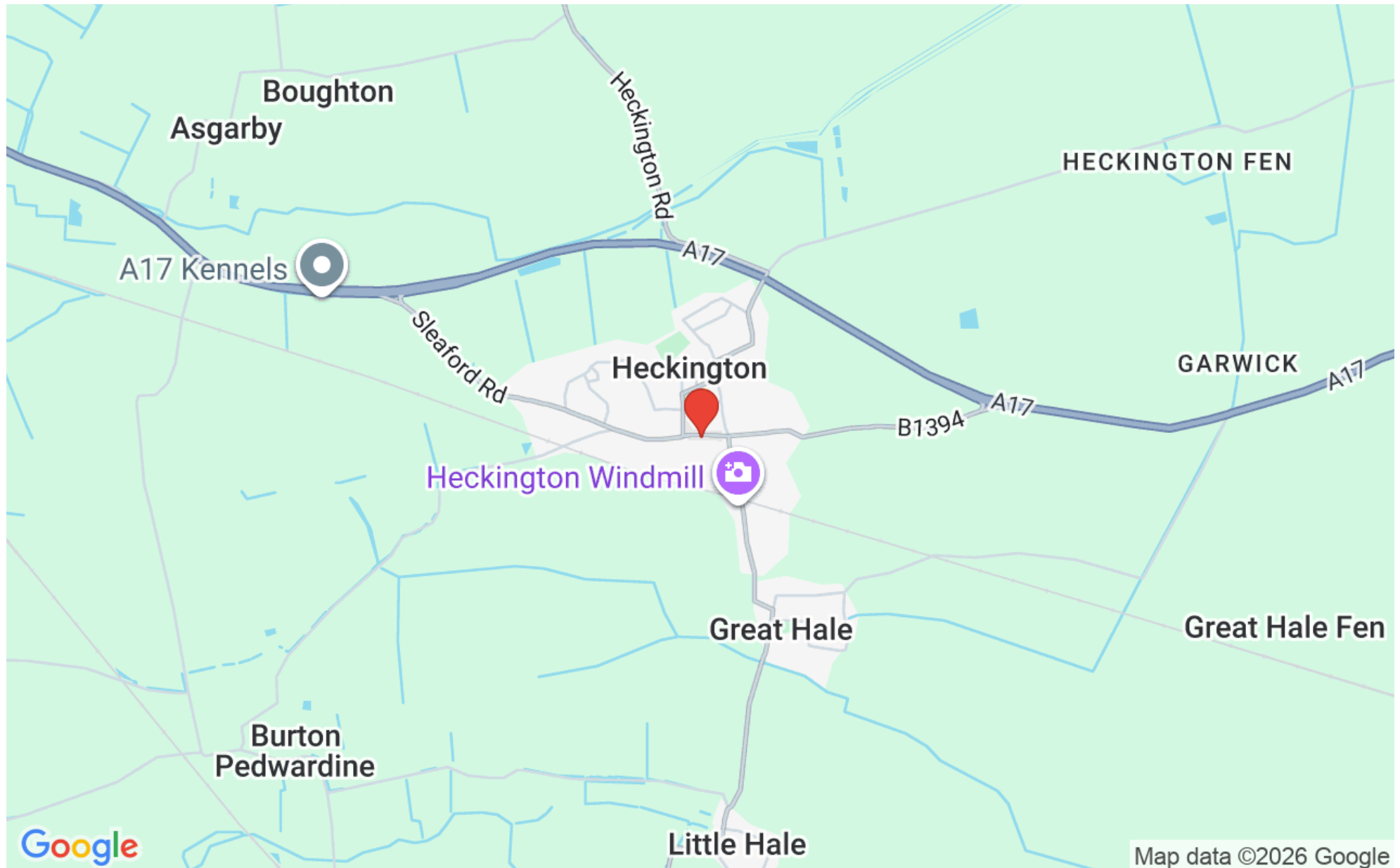
£10,000 pa

Details

- Commercial Business Premises
- Central Village Location
- Ground floor 466 sqft (43.2 sqm)
- First Floor 94 sqft (8.7 sqm)
- Overall area 560 sqft (51.9 sqm)
- Bathroom and Kitchen
- Restricted Parking (details upon request)
- New FRI Lease
- Terms Fully Negotiable



Location



Overview

Opportunity to take a new FRI lease with terms fully negotiable on these commercial business premises located in the centre of a popular village. Ground floor reception/office and rear office 20.7sqm (223sqft), bathroom and kitchen, 1st floor office. Parking pace to rear.



Location

Heckington is a well served village with facilities and amenities to include Co-op foodstore and Post Office, Public House, local shops, pharmacy, doctor and dentist surgery, sports clubs and a railway station. The village is by-passed by the A17 main road, which provides a good road link. There is a periodic bus service. Further amenities can be found in the market town of Sleaford approximately 5 miles to the west.

ACCOMMODATION

Ground Floor 466 sqft (43.2 sqm)

First Floor 94 sqft (8.7 sqm)

SERVICES

We understand that mains water, electricity and drainage are connected to the property. The services or installations have not been serviced or tested.



RENT

£10,000 per annum exclusive, payable quarterly in advance by standing order.

LEASE TERMS

The property is available to let by way of a new Full Repairing and Insuring Lease with terms fully negotiable.

DEPOSIT

A deposit equivalent to a quarters rent is to be held as a deposit and is payable upon commencement of the tenancy.

RATEABLE VALUE

£2,800 at present

VAT

The Landlord reserves the right to charge VAT at the prevailing rate.

PLANNING

The property may be suitable for a variety of uses subject to the necessary statutory consents being obtained.



VIEWINGS

Viewing is strictly by appointment with the sole letting agents.

Tel: 01522 536777

Email: commercial@pygott-crone.com





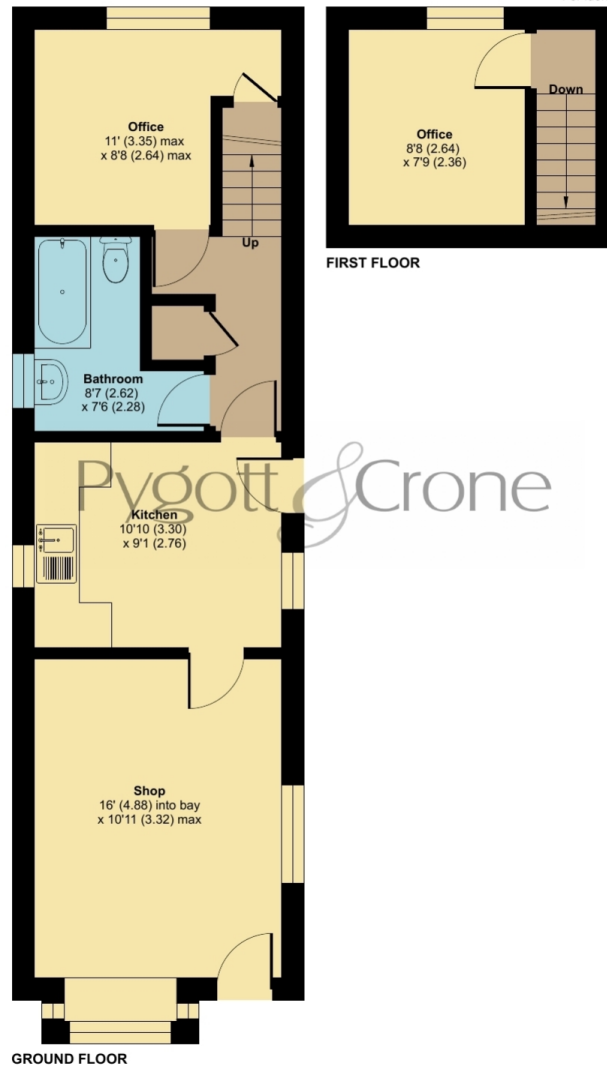
High Street, Heckington, Sleaford, NG34

Ground Floor Net Internal Area = 466 sq ft / 43.2 sq m

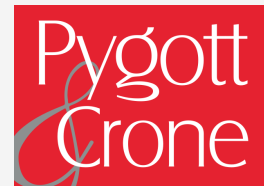
First Floor Net Internal Area = 94 sq ft / 8.7 sq m

Total = 560 sq ft / 51.9 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 2024. Produced for Pygott & Crone. REF: 1458440



25a, High Street, Heckington
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939