



1a Grantham Road, Sleaford, Lincolnshire, NG34 7ND

Pygott & Crone

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- Self-contained office unit
- 14.7 sqm / 158 sqft
- Kitchen 2.2sqm / 24 sqft
- Cloakroom with wc
- Prominent corner position
- Close to town centre
- New FRI lease available
- Terms negotiable
- Suitable variety uses (subject to consents)

£5,200 per annum exclusive

Pygott & Crone
19 Southgate
Sleaford
Lincolnshire
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01529 411550

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SITUATION

Sleaford is a popular market town with good access to the A15 and A17 main roads. The town benefits from a good range of amenities and facilities to include local and national retailers, banks, restaurants, doctors, dentists, schools and sports and leisure clubs. The town has a railway station, which is located on the Nottingham to Skegness line.

ACCOMMODATION

Office: 14.7 sqm / 158 sqft
Kitchen: 2.2 sqm / 24 sqft
Cloakroom with WC

SERVICES

We understand that mains water, electricity and drainage are connected to the property.

RENT

£5,200 per annum exclusive, payable monthly in advance by standing order.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease with terms fully negotiable.

DEPOSIT

The equivalent to three months rent is required as a

deposit and is payable upon commencement of the lease.

LEGAL FEES

In the usual manner the incoming tenant will be responsible for all legal fees incurred in this transaction.

RATEABLE VALUE

Rateable value: We understand that this is yet to be determined.

Please note that 100% small business rate relief may apply subject to personal position.

VAT

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

PERMITTED USE

The Landlord advises that the property has permitted use for B1 (Offices), but may be subject to a variety of uses subject to the necessary consents being obtained.

LOCAL AUTHORITY

North Kesteven District Council
Kesteven Street
Sleaford
Lincolnshire
NG34 7EF
Tel: 01529 414155



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VIEWING

Strictly by appointment with the sole letting agents Pygott & Crone. Please contact Will Cooke on:

Tel: 01529 411550

Mobile: 07899 754371

Email: wcooke@pygott-crone.com

ENERGY PERFORMANCE CERTIFICATE

We are advised that the property falls below the minimum size requirements for an energy performance certificate to be provided.

AGENTS NOTE

In accordance with the Estate Agents Act 1979 it should be noted that the landlord is an employee of the company Pygott & Crone Estate Agents Limited and a personal interest is hereby declared.



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