



33 Boston Road, Sleaford, Lincolnshire, NG34 7ER

Pygott & Crone

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- Established Retail Unit
- 35.2 sqm / 379 sqft
- Kitchen & WC
- Rear Yard & Store
- New FRI Lease
- Terms Fully Negotiable
- Close to Town Centre
- Suitable for a Variety of Uses
(subject to necessary consents)

£6,500 pax

Pygott & Crone
19 Southgate
Sleaford
NG34 7SU
01529 411550

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SITUATION

Sleaford is a thriving market town with good access to the A15 and A17. The town benefits from a range of local and national retail outlets, infant and primary schools, Girl's High School, Boy's Grammar School and a mixed College of Technology. Further services to include doctors, dentists, banks, swimming pool, sports hall and sports organisations. The town is serviced by a railway station located on the Skegness to Nottingham line, providing a connection to the East Coast main line to London.

ACCOMMODATION

L-shaped Retail Sales Area: 35.2sqm / 379sqft
Kitchen 85.5sqm / 86sqft
Cloakroom with WC
Outside Yard

SERVICES

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

RENT

£6,500 per annum exclusive payable quarterly in advance.

LEASE TERMS

The property is available by way of a new effectively

full repairing and insuring lease with terms negotiable, although a 3 year term is preferred.

DEPOSIT

An equivalent of one quarter's rent is required as a deposit and is payable upon commencement of the lease.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of D78, although the Property is Grade II Listed and exemption may apply.

LEGAL FEES

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

RATEABLE VALUE

£2,600. Small Business Rate Relief may apply, dependant upon the Tenant's own individual circumstances.

VAT

The Landlord reserves the right to charge VAT on the rent passing at the prevailing rate. We are advised that the rent is not currently subject to VAT.



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LOCAL AUTHORITY

North Kesteven District Council
Kesteven Street
Sleaford
Lincolnshire
NG34 7EF

Tel: 01529 414155

VIEWINGS

Viewing is strictly by appointment only.

Please contact Will Cooke at Pygott & Crone on:

Tel: 01529 411550

Mobile: 07899 754371

Email: wcoooke@pygott-crone.com



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