

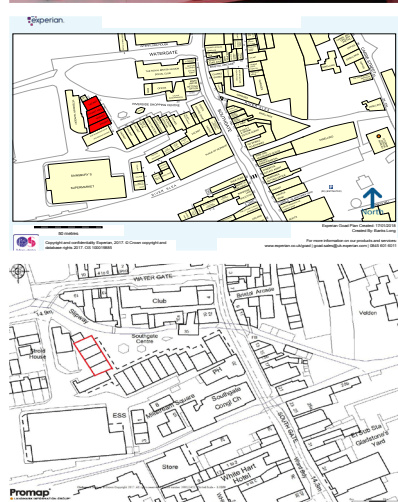
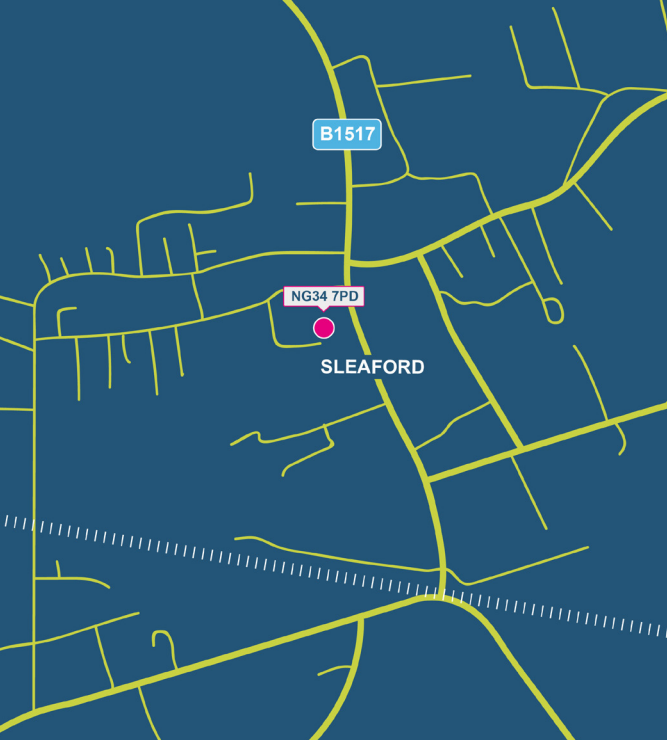


CGI - for illustrative purposes only

BANKS LONG&Co

UNIT 14-16 THE RIVERSIDE, SOUTHGATE,
SLEAFORD, LINCOLNSHIRE, NG34 7PD

- Part of an established retail precinct located in a prominent central location on Southgate
- The unit will extend to about 604 sq m (6,500 sq ft) with 464 sq m (5,000 sq ft) of GF sales
- Currently undergoing refurbishment – Phase 1 completed
- This unit to form new anchor for scheme
- Costa Coffee and Card Factory located nearby
- **TO LET**



Proposed Site Layout

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

Located in the heart of Sleaford town centre, The Riverside is an attractive pedestrian precinct that is currently undergoing a programme of refurbishment. Phase 1 of the refurbishment work was completed in Summer 2017, with work on Phase 2 comprising this large anchor unit for the scheme, due to start shortly. The Centre has a good tenant mix including Costa Coffee and Card Factory within 17 retail units and there is residential accommodation above which benefit from a picturesque riverside location. The precinct leads through to a Sainsbury's supermarket and public car park to the rear, which provides over 100 spaces.

Sleaford is a popular town at the junction of the A15 and the A17 roads with a population of about 18,000 and a catchment of about 25,000. It is the administrative centre of the North Kesteven District and provides the base for the main headquarters of Interflora.

PROPERTY/ACCOMMODATION

The unit when completed will provide net internal floor areas:-

603.87 sq m (6,500 sq ft)

With a ground floor sales area of approximately 464.51 sq m (5,000 sq ft)

EPC Rating: To be confirmed

SERVICES

All mains services including gas, water, drainage and electricity are available and connected to the properties. These have not been inspected and we would encourage interested parties to make their own enquiries with the relevant service providers.

TOWN AND COUNTRY PLANNING

The proposed use of the unit is retail falling within Class A1 (Retail) or alternative uses falling within Classes D1 (Non-Residential Institutions), D2 (Assembly and Leisure) and Class A3 (Restaurants and Cafés) of the Town and Country (Use Classes) Order 1987 (as amended) are also considered to be appropriate subject to the receipt of Planning Permission.

RATES

Charging Authority: North Kesteven District Council
Description: To be confirmed
Rateable value: To be confirmed
UBR: 0.479
Period: 2017-2018

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The unit will be available on a new lease on the equivalent of Full Repairing and Insuring Terms for a term of 10 years, subject to 5 yearly upward rent reviews.

RENT

£80,000 per annum exclusive payable quarterly in advance

SERVICE CHARGE

A service charge contribution is payable towards the external maintenance of the Centre and common parts. Services provided include buildings insurance, CCTV system, caretaker services, fire alarm maintenance and external repairs. Please contact the agents for further details.

VAT

VAT will be charged in addition to the rent and service charge figures at the prevailing rate.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords' reasonable legal costs incurred in documenting the new lease.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: James Butcher or Will Strawson
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E : james.butcher@bankslong.com or will.strawson@bankslong.com
Ref. M500-U14-16/2018