



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

Pygott & Crone

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

- Commercial Business Premises
- Central Village Location
- Office/Reception 14.4sqm (155sqft)
- Office 6.3sqm (68sqft)
- 1st Floor Office 6.3sqm (68sqft)
- Bathroom and Kitchen
- Restricted Parking (details upon request)
- No Chain

# £89,950

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### SITUATION

Heckington is a well serviced village with facilities and amenities to include Co-op food-store 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

Reception/Office/Sales: 14.4sqm / 155sqft  
Kitchen: 9.1sqm/98sqft  
Bathroom with WC.  
Ground Floor Office: 6.3sqm / 68sqft  
First Floor Office: 6.3sqm / 68sqft  
Restricted Parking (details upon request)

### SERVICES

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

### LETTING OPTION

The Property is also available to let by way of a new FRI lease with terms negotiable. Further details can be provided upon request.

**ENERGY PERFORMANCE CERTIFICATE** - The Property has a current energy performance rating of F (149).

**RATEABLE VALUE** - £2,500 (2017)

Please note that small business rate relief may apply and prospective purchasers should satisfy themselves in this respect.

### PLANNING

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

### LOCAL AUTHORITY

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

**VIEWINGS** - Strictly by appointment only. Please contact Will Cooke at Pygott & Crone on:  
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