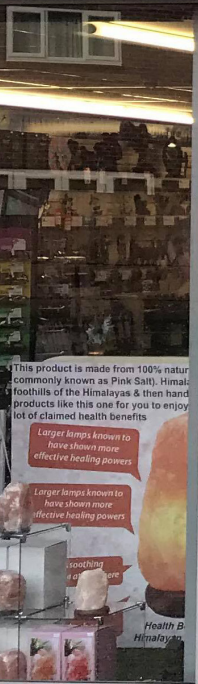


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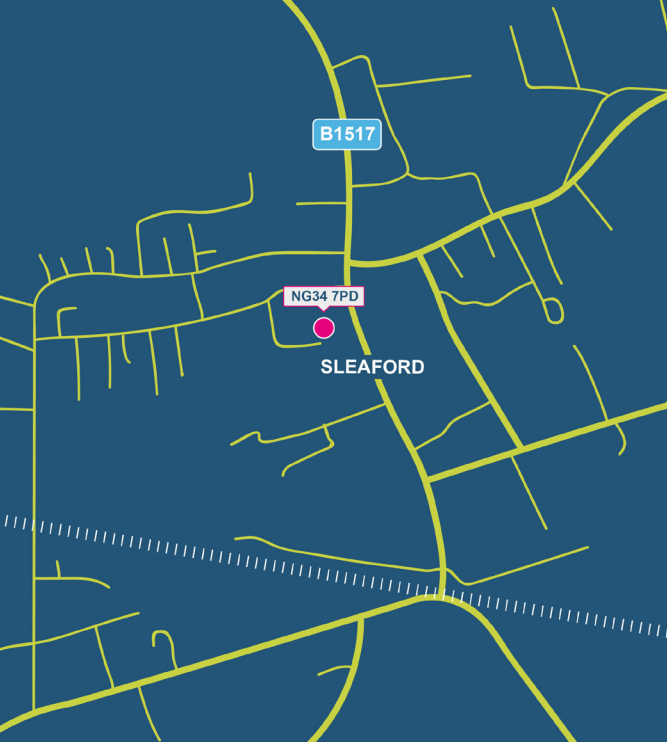
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# BANKS LONG & Co

UNIT 10 THE RIVERSIDE, SOUTHGATE, SLEAFORD,  
LINCOLNSHIRE, NG34 7PD

- Part of an established retail precinct located in a prominent central location on Southgate
- Unit extends to 73.95 sq m (796 sq ft)
- Currently undergoing refurbishment
- First Phase now completed
- Available on a new lease
- Costa Coffee and Card Factory located nearby
- **TO LET**



## 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 a large anchor unit for the scheme starting 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 provides the following net internal floor area:-

**73.95 sq m (796 sq ft)**

**EPC Rating: C72**

## 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 current use of the unit is retail falling within Class A1 (Retail) of the Town and Country (Use Classes) Order 1987 (as amended). Alternative A3 (Restaurants and Cafés) and A2 (Financial and Professional Services) uses are also considered appropriate subject to the receipt of Planning Permission.

## RATES

**Charging Authority:** North Kesteven District Council  
**Description:** Shop and Premises  
**Rateable value:** £9,200  
**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 is available on a new lease on the equivalent of Full Repairing and Insuring Terms for a term of years to be agreed. Where the lease exceeds 5 years the lease will be subject to upward only rent reviews.

## RENT

**£12,000 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

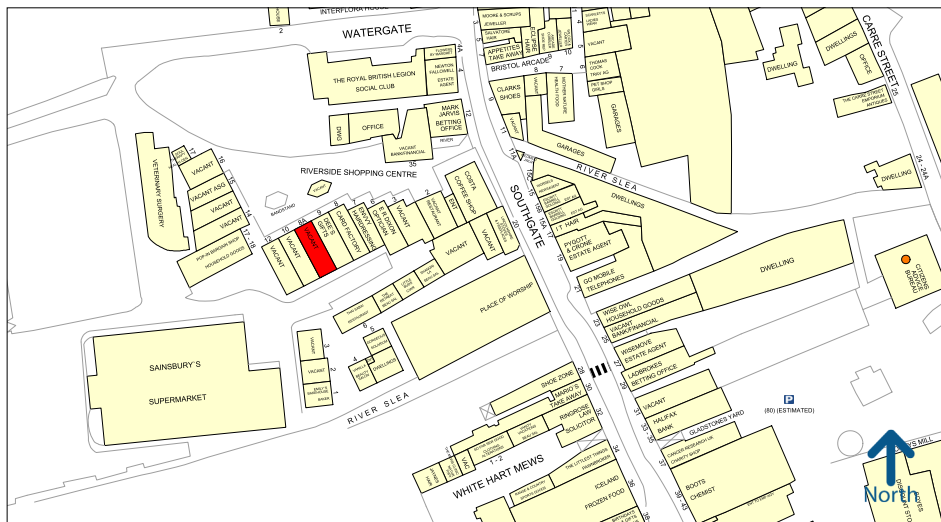
VAT will be charged in addition to the rent and service charge figures at the prevailing rate.

## LEGAL COSTS

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



Sleaford



Experian Goad Plan Created: 31/01/2018  
Created By: Banks Long



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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.

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

**Contact:** James Butcher or Will Strawson

**T :** 01522 544515

**E :** james.butcher@bankslong.com or will.strawson@bankslong.com

**Ref.** M500-U10/2018