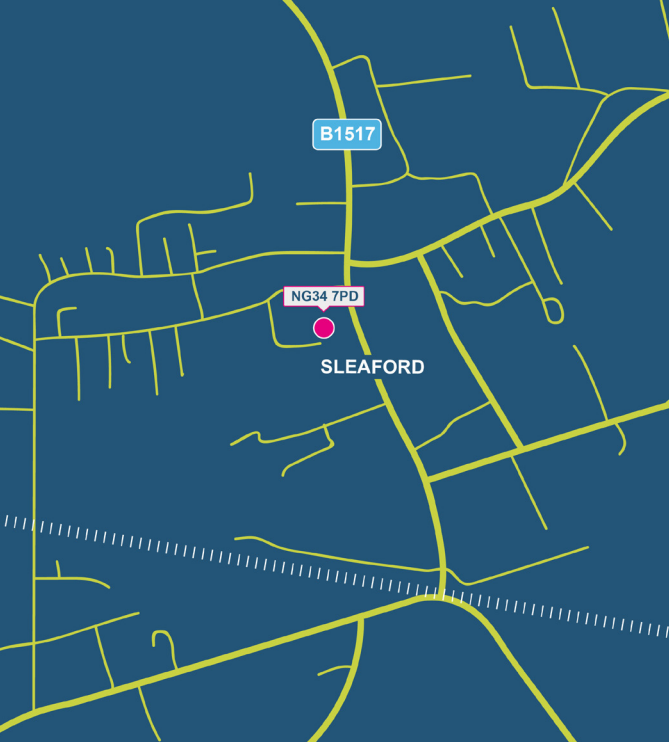




# BANKS LONG & Co

UNIT 35 THE RIVERSIDE, SOUTHGATE, SLEAFORD,  
LINCOLNSHIRE, NG34 7PD

- Part of an established retail precinct located in a prominent location on Southgate
- Retail unit in prime location just off Southgate
- 184.59 sq m (1,987 sq ft) NIA
- Centre currently undergoing refurbishment – Phase 1 now completed
- Costa Coffee and Card Factory nearby



## LOCATION

Located in the heart of Sleaford town centre, The Riverside is an attractive pedestrian precinct located at the northern end of Southgate. The Centre has a good tenant mix including Costa Coffee and Card Factory and is undergoing a programme of refurbishment with the first phase having been completed in 2017 and phase 2 due to start imminently. 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

A detached unit with frontage towards Southgate and a prominent position within The Riverside Centre.

**EPC Rating: E105**

## ACCOMMODATION

The property provides the following accommodation:

Ground Floor Sales	1,139 sq ft
First Floor Sales	848 sq ft
<b>Total:</b>	<b>1,987 sq ft</b>

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

## RATES

**Charging Authority:** North Kesteven District Council  
**Description:** Shop and Premises  
**Rateable value:** £19,750  
**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

**£22,500 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 Landlord's reasonable legal costs incurred in documenting the new lease.



Sleaford



Experian Goad Plan Created: 17/01/2018  
Created By: Banks Long

50 metres



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**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-U35/2018