



11 Victoria Street, Billingborough, Sleaford, NG34 0NX

£9,950 To Let PAX

- New FRI Lease
- 3 Phase
- Office Space
- Workshop 1005sqft
- Yard Area
- EPC Rating - E

An established workshop of approximately 1,005sqft and two storey office block is available to let by way of a new FRI lease.

The site has a shared access; and benefits from ample yard space.

The workshop has previously been used for vehicle repairs but may be suitable for a variety of uses subject to the necessary planning consents being granted. Lease terms negotiable.

Pygott & Crone

T.08452702473
E.commercial@pygott-crone.com
24 Wide Bargate, Boston, PE21 6RX
www.pygott-crone.com

SITUATION - Billingborough is a Fenland village some 9 miles South East of Sleaford and 9 miles to the North of the town of Bourne. It offers shopping facilities, schools, chapel, church, doctors surgery, village hall and playing fields.

DIRECTIONS - Proceed into Billingborough from Horbling. The property can be found on the right hand side before the George and Dragon Public House.

ACCOMMODATION

OFFICE BLOCK

ROOM 1 - 19.4sqm/210sqft

ROOM 2 - 4.97sqm/53.5sqft

CLOAKROOM

ROOM 3 - 5.66sqm/60sqft

ROOM 4 - 14.2sqm/153sqft

WORKSHOP - 93sqm/1005sqft



YARD - A tarmac yard is between the workshop and offices which may be used for parking and storage.

LEASE TERMS - A new FRI lease is available with further terms negotiable.

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

REFERENCES - As a matter of company policy the ingoing tenant may be requested to provide bank and / or credit references, together with any existing landlord / trade references.

BUSINESS RATES - The site is currently rated as a whole and it responsible for a proportion based on floor area occupied.

LOCAL AUTHORITY –

North Kesteven District Council District Council Offices

Kesteven Street

Sleaford

Lincs

NG34 7EF

Tel: 01529 414155



T.08452702473

E.commercial@pygott-crone.com

24 Wide Bargate, Boston, PE21 6RX


www.pygott-crone.com

Pygott & Crone



Energy Performance Certificate

Non-Domestic Building

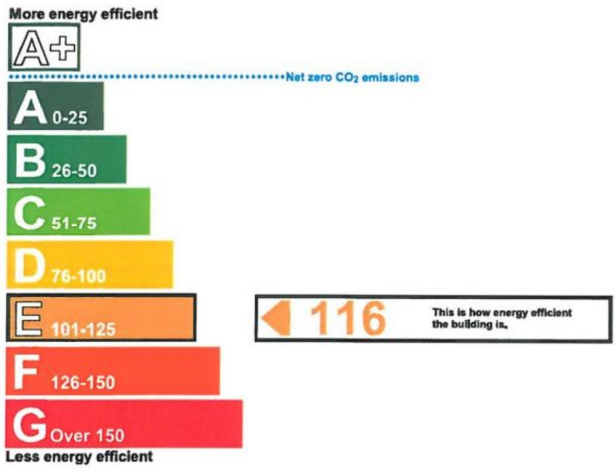


11, Victoria Street
 Billingborough
 SLEAFORD
 NG34 0NX

Certificate Reference Number:
 9553-3016-0726-0900-2125

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 164
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 79.35

Benchmarks

Buildings similar to this one could have rating as follows:

33 If newly built

87 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

T.08452702473

E.commercial@pygott-crone.com
 24 Wide Bargate, Boston, PE21 6RX
www.pygott-crone.com



Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software: CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference: 536719150000
Assessor Name: David Walker
Assessor Number: STRO001257
Accreditation Scheme: Stroma Accreditation
Employer/Trading Name: FH Energy Ltd
Employer/Trading Address: 9 Worcester Close, Bracebridge Heath, Lincoln LN4 2TY
Issue Date: 2012-06-25
Valid Until: 2022-06-24
Related Party Disclosure: Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0250-0942-5769-3126-1006

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Misrepresentation Act.

Pygott & Crone for themselves and for the vendors of this property whose agents they are give notice that:- The particulars are set out as a general outline, for the guidance of the intending purchasers and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions 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 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. No person in the employment of Pygott & Crone has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Pygott & Crone, nor into any contract on behalf of the vendor. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold, let or withdrawn.

Pygott & Crone



T.08452702473
E.commercial@pygott-crone.com
24 Wide Bargate, Boston, PE21 6RX
www.pygott-crone.com