NAVIGATION YARD, CARRE STREET, SLEAFORD, LINCOLNSHIRE, NG34 7TW

Retail/business units within modern terrace

- 27.7 sq m (298 sq ft) and
- 28 sq m (302 sq ft)

Adjacent to National Centre for Craft and Design

Town centre location

TO LET
LOCATION
The premises are located in the attractive commercial complex of Navigation Yard off Carre Street in Sleaford town centre in close proximity to Navigation Wharf and the National Centre for Craft and Design. Sleaford is a thriving market town located with access to the junction with the A15 and A17 and has rail connections to Boston, Grantham and Nottingham.

PROPERTY
Two adjacent units are available within this modern development, constructed with brick and glazed elevations under a pitched tiled roof with glazed canopy which internally benefit from laminate floors, painted plastered walls, glazed frontage, wall mounted fluorescent lighting, perimeter trunking, electric panel radiators together with a kitchenette and WC.

EPC Rating: Unit 5 and 6 - TBC

ACCOMMODATION
Having measured the properties in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following NIA floor areas:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Area (sq m)</th>
<th>Area (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 5</td>
<td>27.7</td>
<td>298</td>
</tr>
<tr>
<td>Unit 6</td>
<td>28.0</td>
<td>302</td>
</tr>
</tbody>
</table>

SERVICES
We understand that mains water and electricity are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING
We understand that the property has consent for uses falling within Class A1 and B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary planning consent. Interested parties are advised to contact North Kesteven District Council on 01529 414155.

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

RATES
<table>
<thead>
<tr>
<th>Charging Authority</th>
<th>North Kesteven District Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>Craft Rooms &amp; Premises</td>
</tr>
<tr>
<td>Rateable value</td>
<td>£6,100 (currently one assessment)</td>
</tr>
<tr>
<td>UBR</td>
<td>0.512</td>
</tr>
<tr>
<td>Period</td>
<td>2020-2021</td>
</tr>
</tbody>
</table>

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable.

Small Business Rates Relief may be applicable. For further information, please contact the Charging Authority.

RENT
<table>
<thead>
<tr>
<th>Unit</th>
<th>Rent per annum exclusive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 5</td>
<td>£3,875</td>
</tr>
<tr>
<td>Unit 6</td>
<td>£3,925</td>
</tr>
</tbody>
</table>

SERVICE CHARGE
A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development. Building insurance will be charged in addition. Further information on request.

VAT
VAT may be charged in addition to the rent at the prevailing rate.

LEGAL COSTS
The ingoing tenant will contribute £180 plus VAT towards the legal costs of a new tenancy agreement.

Contact: James Hall
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E: james.hall@bankslong.com
Ref: M9989/2020H