



**The Old Mart, Church Lane, Sleaford  
NG34 7DF**

#1223492/2024L

# THE OLD MART

CHURCH LANE, SLEAFORD, NG34 7DF



Agreement

For Sale/To Let



Detail

Office/Community Hub



Price/Rent

OIEO £250,000  
Rent POA



Size

359.20 sq m (3,866 sq ft)



Location

Sleaford, NG34 7DF



Property ID

#1223492/2024L

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**

BA (Hons)  
Surveyor

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## Property

The property comprises a detached office building of brick and block construction with a pitched clad roof.

The ground floor benefits from a reception area that leads to the WC facilities, kitchen and office space, which has been partitioned to create six individual offices.

On the first floor there are two further open plan office suites with a very good amount of natural lighting. There is also a kitchen and WCs on this floor.

The property is finished to a decent specification throughout with painted plastered walls.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	148.30	1,596
First Floor	210.90	2,270
Total NIA	359.20	3,866

## Energy Performance Certificate

Rating: C56

## Services

We understand that mains water, electricity and drainage supplies 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 & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** North Kesteven District Council  
**Description:** Office and Premises  
**Rateable value:** £24,000  
**UBR:** 0.546  
**Period:** 2024-2025

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 property is available **For Sale**.

The Landlord would also consider renting by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Price/Rent

**Price - Offers in Excess of £250,000**

**Rent - POA**

## VAT

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

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

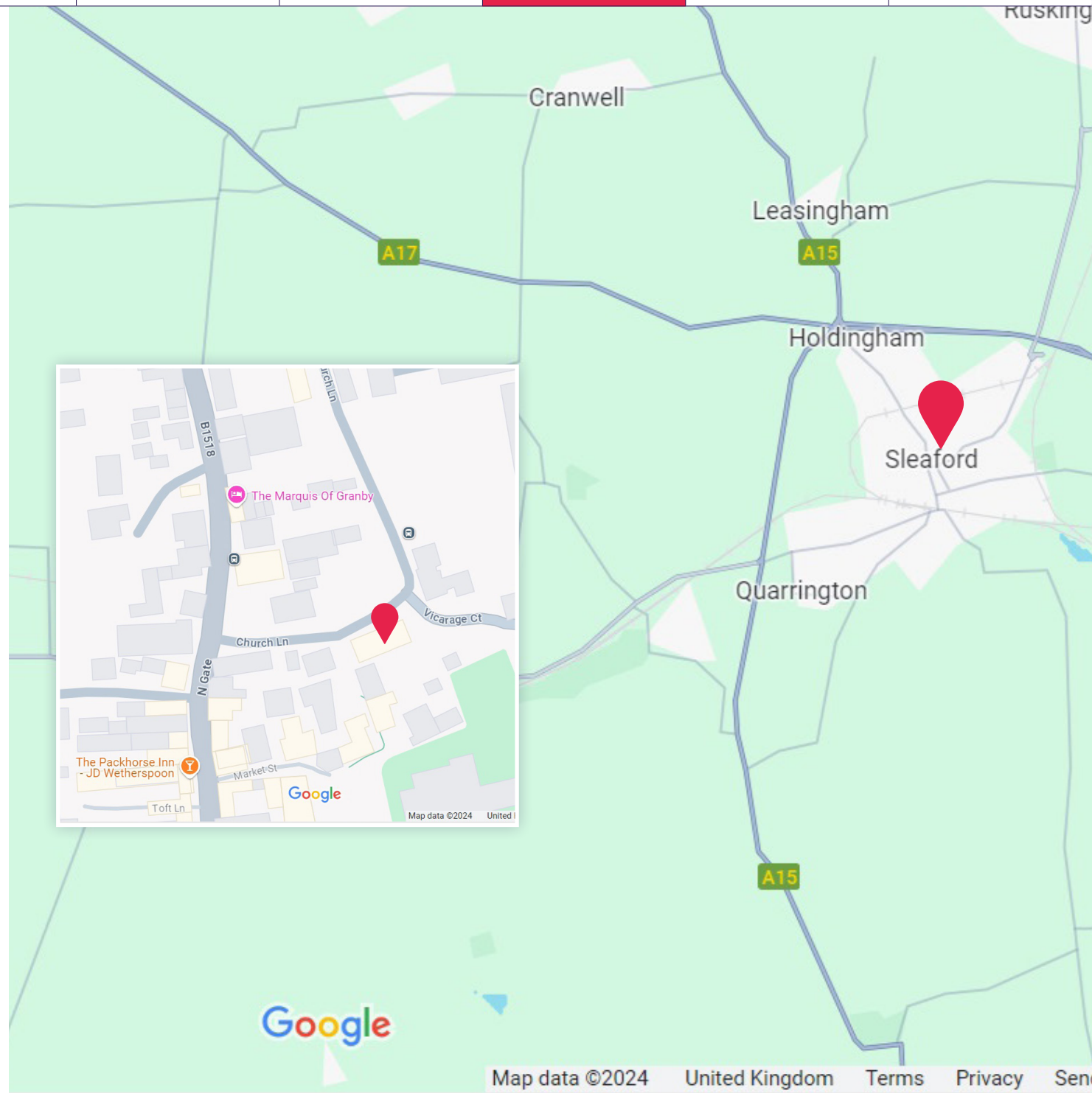
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

## Location

The property is located just off Northgate, which forms part of the main retail/F&B pitch in Sleaford. Notably occupiers include JD Wetherspoons, Lloyds Bank, Greggs, WH Smith, Boots and various local professional services.

Sleaford is a well-regarded market town and the major shopping location within the district of North Kesteven. It enjoys a good strategic location with easy access to the A15 and A17 trunk roads. Lincoln is located about 20 miles to the north, Newark about 15 miles southwest and Peterborough about 25 miles south.

The town has a resident population of circa 20,000 and provides a good range of local amenities, including various supermarkets, a variety of well-regarded secondary and grammar schools and a range of other leisure and shopping facilities.





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