

Unit 10 Navigation Yard, Carre Street, Sleaford, NG34 7TW #M9989/2024A

Eddisons Incorporating Banks Long & Co

Eddisons	Incorporating Banks Long & Co	OVERVIEW	DESCRIPTION	LOCATION	IMAGES	PLANS
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Agreement	Detail	Rent	Size	Location	Property I	D
To Let	Retail	£4,900 pax	32.516 sq m (350 sq ft)	Sleaford, NG34 7T	W #M9989/20	024A

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL BA (Hons) Surveyor will.nuttall@eddisons.com 07842 218527 01522 544515

Eddisons Incorporating Banks Long & Co

OVERVIEW

Property

The unit is available within this modern development, constructed with brick and glazed elevations under a pitch tiled roof with glazed canopy which internally benefits from laminate floors, painted plaster walls glazed frontage, wall mounted fluorescent lighting, perimeter trunking, electric panel radiator together with a kitchenette and WC.

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 ²	ft ²
Total GIA	32.516	350

Energy Performance Certificate

Rating: C52

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(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

 Charging Authority:
 North Kesteven District Council

 Description:
 Craft Rooms and Premises

 Rateable value:
 TBC

 UBR:
 0.512

 Period:
 2023-2024

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 **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£4,900 per annum exclusive

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 210 plus VAT towards the legal costs of a new tenancy agreement.

Eddisons Incorporating Banks Long & Co **OVERVIEW** DESCRIPTION LOCATION **IMAGES** PLANS Willingham North Clifton Skellingthorpe Greetwell Lincoln Washingborough Wigsley Doddington Heighington AT Location Potterhanworth Bracebridge Heath Booths Branston North Scarle Sutton on Trent Girton North Hykeham Thorpe on the Hill Wasps Nest South ington The premises are located in the attractive Morton Hall Hykeham Waddington Nocton commercial complex of Navigation Yard off Carre Metheri Swinderby Street in Sleaford town centre in close proximity Dunston Witham Cromwell Harmston to Navigation Wharf and the National Centre for Collingham Craft and Design. Sleaford is a thriving market Metheringham Coleby town located with access to the junction with the A15 and A17 and has rail connections to Boston, Boothby Graffoe Grantham and Nottingham. Kirkby Green Navenby Rowston Averh Digby Welbourn P APCOA Moneys Y A15 Fa Bo Leadenham Ruskington Fulbeck Cranwell Village Byards Leap ston Caythorpe A17 Dry Doddington bthorpe Sleatord Long As Bennington Sudbrook Hougham Quarrington Ancaster /orth Marston Foston Alverton Kelby A15



