



**Unit 10 Navigation Yard, Carre Street,  
Sleaford, NG34 7TW**

#M9989/2024A

# Unit 10 Navigation Yard

Carre Street, Sleaford, NG34 7TW



Agreement

To Let



Detail

Retail



Rent

£4,900 pax



Size

32.516 sq m (350 sq ft)



Location

Sleaford, NG34 7TW



Property ID

#M9989/2024A

For Viewing & All Other Enquiries Please Contact:



**WILL NUTTALL**  
BA (Hons)  
Surveyor

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07842 218527  
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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 <sup>2</sup>	ft <sup>2</sup>
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.



## 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.









