



**UNIT 35 THE RIVERSIDE, SOUTHGATE, SLEAFORD,
LINCOLNSHIRE, NG34 7PD**

#M500-U35/20231

Eddisons

Incorporating
Banks Long & Co

Unit 35 The Riverside

Southgate, Sleaford, NG34 7PD



Agreement

To Let



Detail

Retail



Rent

£22,500 pax



Size

184.59 sq m (1,987 sq ft)



Location

Sleaford, NG34 7PD



Property ID

#M500-U35/2023I

For Viewing & All Other Enquiries Please Contact:



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Property

A detached unit with frontage towards Southgate and a prominent position within The Riverside Centre.

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.

Tenure

The unit is available on a new lease on the equivalent of Full Repairing and Insuring Terms for a term of years to be agreed. Where the lease exceeds 5 years the lease will be subject to upward only rent reviews.

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
Ground Floor Sales	105.81	1,139
First Floor Sales	78.78	848
Total GIA	184.59	1,987

Town & Country Planning

The current use of the unit is Class A2 (Financial and Professional Services) of the Town and Country Use Classes Order 1987 (as amended). Alternative use falling within Use Class A1 (Retail) and A3 (Restaurants and Cafés) are also considered appropriate, subject to the receipt of Planning Permission.

Rent

£22,500 per annum exclusive payable quarterly in advance

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

Rates

Charging Authority: North Kesteven District Council
Description: Shops and Premises
Rateable value: £19,750
UBR: 0.512
Period: 2023-2024

VAT

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

Energy Performance Certificate

Rating: E105

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.

Legal Costs

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

Location

Located in the heart of Sleaford town centre, The Riverside is an attractive pedestrian precinct located at the northern end of Southgate. The Centre has a good tenant mix including Costa Coffee and Card Factory and is undergoing a programme of refurbishment with the first phase having been completed in 2017 and phase 2 due to start imminently. The precinct leads through to a Sainsbury's supermarket and public car park to the rear, which provides over 100 spaces.

Sleaford is a popular town at the junction of the A15 and the A17 roads with a population of about 18,000 and a catchment of about 25,000. It is the administrative centre of the North Kesteven District and provides the base for the main headquarters of Interflora.





