

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

Eddisons

Incorporating Banks Long & Co

#M500-U35/2023I

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OVERVIEW

Unit 35 The Riverside

Southgate, Sleaford, NG347PD

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Agreement	Detail	Rent	Size	Location	Property ID
To Let	Retail	£22,500 pax	184.59 sq m (1,987 sq ft)	Sleaford, NG347PD	#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.

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.

Rates

Charging Authority:North Kesteven District CouncilDescription:Shops and PremisesRateable value:\$19,750UBR:0.512Period: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.

Rent

Tenure

£22,500 per annum exclusive payable quarterly in advance

Service Charge

will be subject to upward only rent reviews.

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

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

VAT

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

Legal Costs

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

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	ft²
Ground Floor Sales	105.81	1,139
First Floor Sales	78.78	848
Total GIA	184.59	1,987

Energy Performance Certificate

Rating: E105

Eddisons Incorporating Banks Long & Co **OVERVIEW** DESCRIPTION LOCATION IMAGES PLANS Ruskington Location Anwick Cranwell Village **Byards** Leap Located in the heart of Sleaford town centre, The Riverside is an attractive Leasingham 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 Dead Ends Hair Salor Clothes Shop Holdingham provides over 100 spaces. Q 0 0 Interflora UK 🖨 Sleaford is a popular town at the junction of the A15 and the A17 roads with Stay at Watergat Gurkha 19 Nepalese • ££ 9 a population of about 18,000 and a catchment of about 25,000. It is the G Sleaford Masonic Ro Mother Nature Sle. rord administrative centre of the North Kesteven District and provides the base Water Gate Salvatore Barbers Water Gate ter Gate for the main headquarters of Interflora. ADDE 01 Sleaford & District Rewton Fallowell Asgarby oporting Adult Pet Shop Girls 1 Jimmy Baker's O dbroo Quarrington 0 Pop In Bargains/ Post Office Sleafo. Dee's Gifts - Sleaford ght Academy eaford Youth Club Hazzards Emporium/ Parlour 0 Sleaford Post Office Tablez Cafe Bistro 😏 DHL Express Service Point (Post and Packing. Sleaford nmunity Grocers Pygott & Crone Estate Agents 0 Ø Riverside Church Sleaford UR Thai Sabai Ltd Wisemove Estate Agents Sleaford The Hutch Shop C Marios Pizza Grill 9 Emily's Bake Swarby Aisby

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