RETAIL UNIT TO LET



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

Eddisons



# **Unit 35 The Riverside**

Southgate, Sleaford, NG34 7PD



### 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.

#### 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 <sup>2</sup>
Ground Floor Sales	105.81	1,139
First Floor Sales	78.78	848
Total GIA	184.59	1,987

## **Energy Performance Certificate**

Rating: E105

#### **Services**

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 Council

**Description:** Shops and Premises

 Rateable value:
 £19,750

 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 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.

#### Rent

£17,500 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.

#### **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.

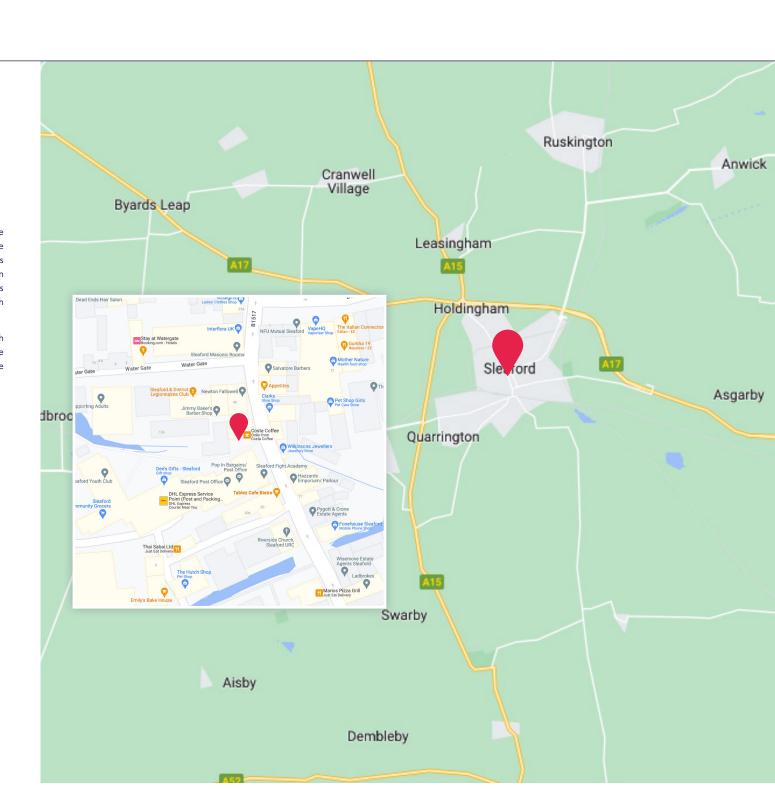
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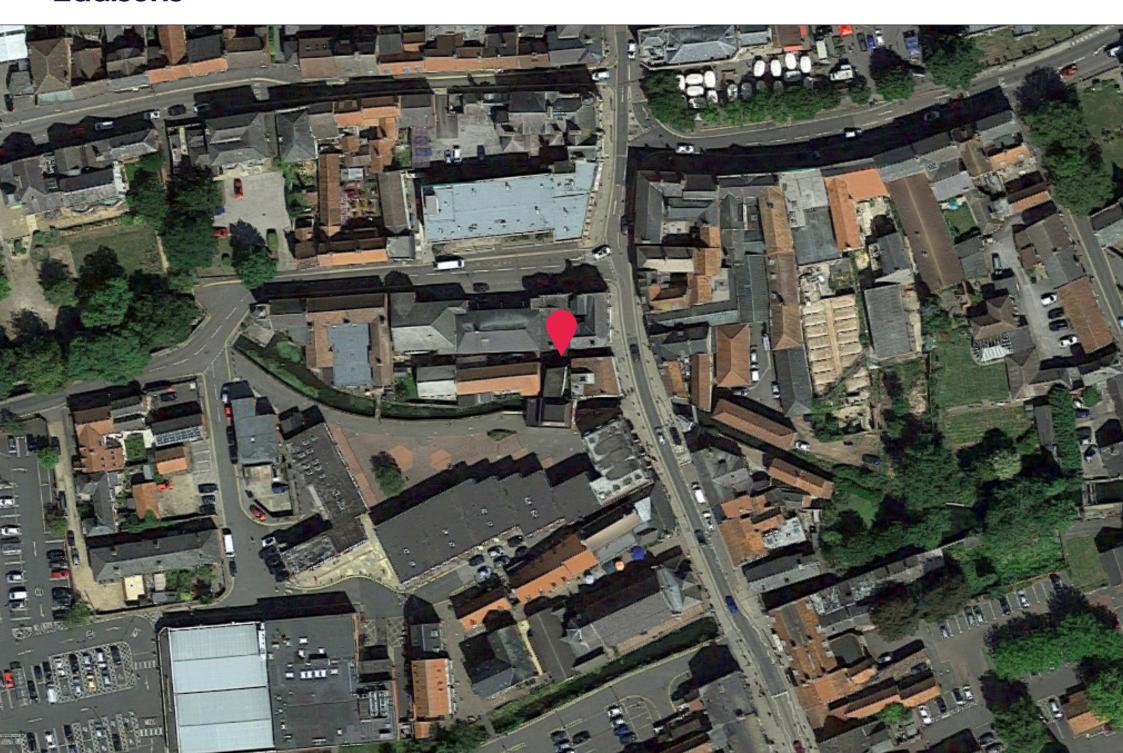
## Location

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.



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