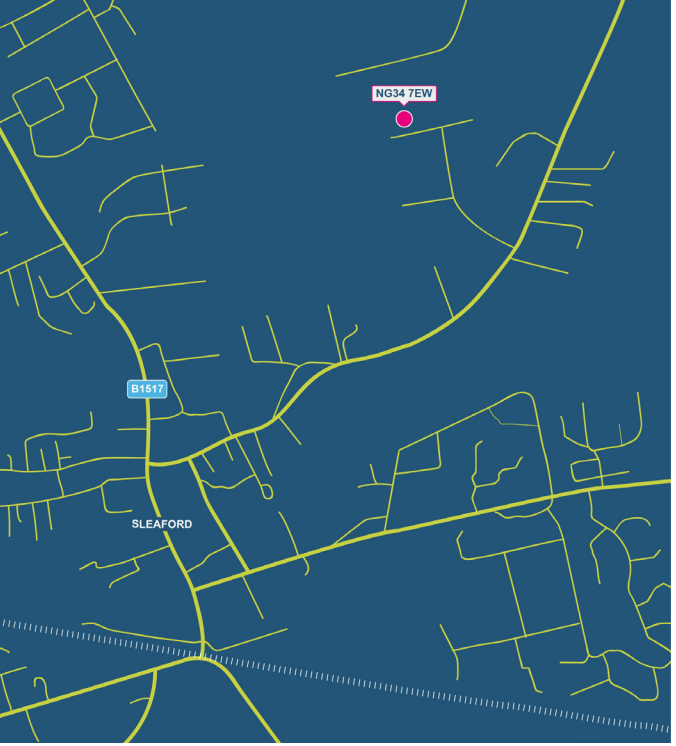
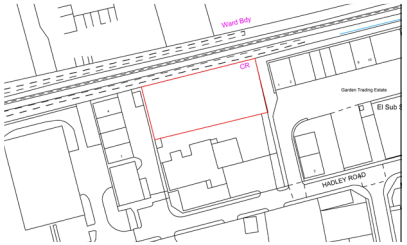
BANKS LONG&Co

STORAGE COMPOUND AT HADLEY ROAD, SLEAFORD, NG34 7EW

- Storage land
- **0.20 hectares (0.50 acres)**
- Established estate position
- Close to the A17 Sleaford bypass
- **TO LET**





LOCATION

The land is accessed off Hadley Road, close to East Road a short distance from Sleaford town centre. The position also provides easy access to the A17.

PROPERTY

The property comprises a relatively level rectangular parcel of land that is roughly surfaced, fenced and gated.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following area:

The property totals **0.20 hectares (0.50 acres)**

SERVICES

We understand that mains supplies are available in the surrounding area albeit not connected to the property.

Interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class B8 (Storage) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

RATES

Charging Authority:	North Kesteven District Council
Description:	Land and Premises
Rateable value:	To be confirmed
UBR:	0.512
Period:	2020-2021

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 flexible tenancy.

RENT

£7,500 per annum exclusive

SERVICE CHARGE

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

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.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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Ref. 9958/2020C