Office

Lambert Smith Hampton

21 Northgate,
Sleaford NG34 7BH

TO LET: CENTRALLY LOCATED OFFICE

- Offices totalling approx. 1,693 sq ft (157.3 sq m).
- Prominent town centre location, character property.
- Suitable for a variety of uses STPP.
- Rent: £12,500 per annum exclusive.

Excellent opportunity to lease a character property prominently positioned on Northgate.

Lambert Smith Hampton

The Terrace, Grantham Street, Lincoln LN2 1BD
Tel: 07548 706333
Email: lincolninfo@lsh.co.uk

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Northgate
Sleaford

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LOCATION

The property is situated on Northgate, a short distance from the Market Place and one of Sleaford's main arterial roads.

GENERAL

The property internally has recently been redecorated, providing an excellent working environment, with the building retaining many of it's original features. The building provides office accommodation over ground, first and second floors.

ACCOMMODATION

	SQ FT	SQ M
GROUND FLOOR		
Office 1	357	33.2
Office 2	244	22.7
Office 3	186	17.3
Kitchen	29	2.7
WC	-	-
FIRST FLOOR		
Office 4	149	13.8
Office 5	114	10.6
Office 6	203	18.9
Office 7	79	7.3
WC	-	-
SECOND FLOOR		
Store 1	61	5.7
Store 2	102	9.5
Store 3	93	8.7
Kitchen	76	7.1
TOTAL	1,693	157.3

SERVICES

Mains electricity, gas, water and drainage are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

OUTGOINGS (verbal enquiry only)

Rateable Value: £12,000
Small Business Multiplier 2020/21: 49.9p in the £
This property may qualify for small business rate relief.

TENURE

To let on a new full repairing and insuring lease for a minimum period of three years or longer, subject to negotiation.

RENTAL

£12,500 per annum exclusive, payable quarterly in advance.

LEGAL COSTS

In the usual manner, the ingoing tenant will be responsible for the landlord's legal costs.

VIEWING

By appointment with Lambert Smith Hampton. Please contact:

Andrew France
Tel: 07548 706333
Email: afrance@lsh.co.uk
Web: www.lsh.co.uk

ENERGY PERFORMANCE CERTIFICATE

Not required as the property is Listed.

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

COMMERCIAL LEASE CODE

The Code of Practice on Commercial Leases in England and Wales recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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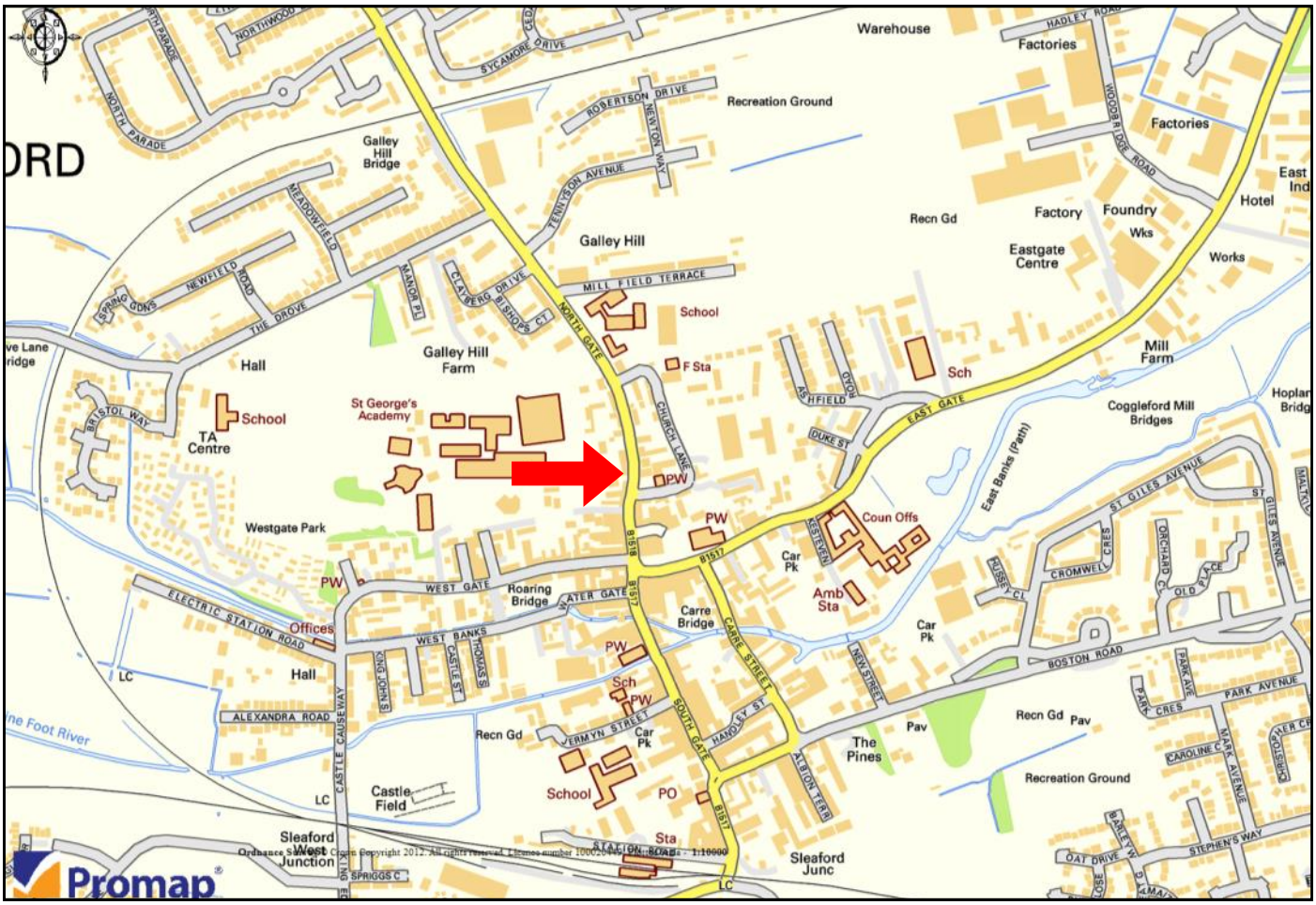

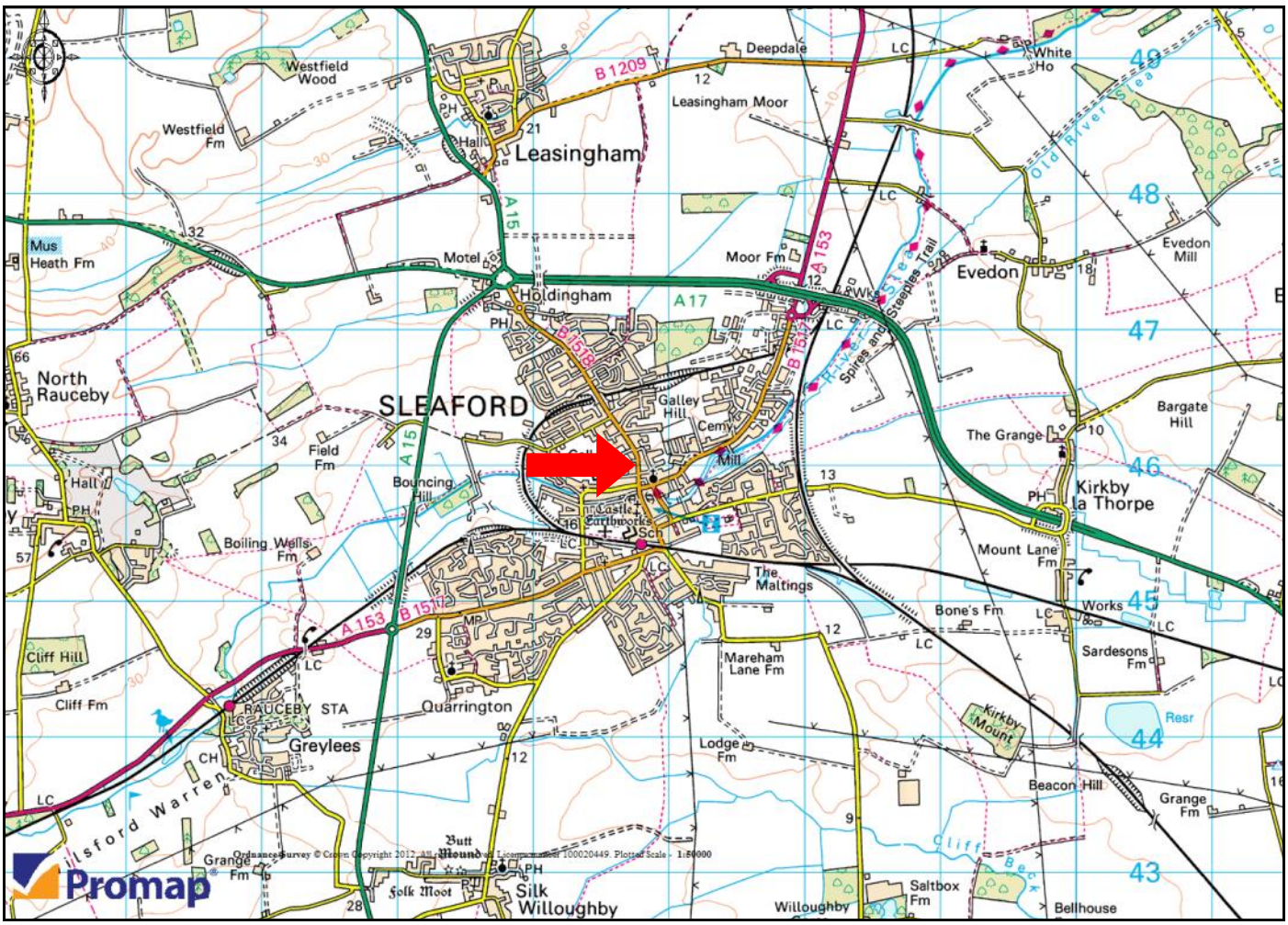

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