

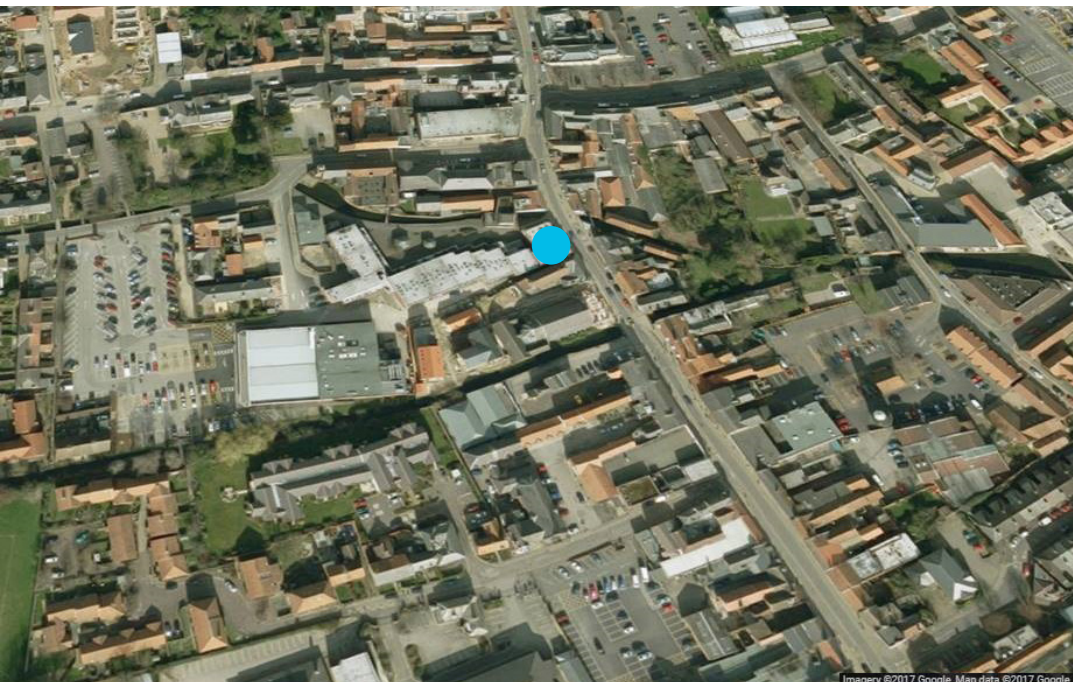
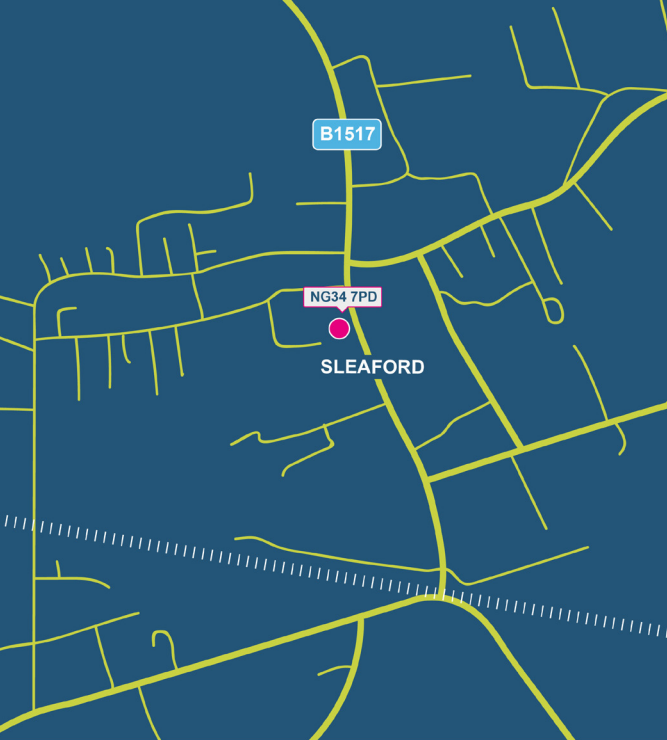


# BANKS LONG&Co

UNITS 1A & 2 THE RIVERSIDE, SOUTHGATE,  
SLEAFORD, NG34 7PD

- First and second floor office suites
- Town Centre location
- 137 sq m (1,477 sq ft) to 162 sq m (1,746 sq ft)
- TO LET
- Available on flexible terms





The Money Laundering Regulations 2007 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 lessors 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.

## LOCATION

Located at the heart of Sleaford town centre, the Riverside is a pedestrian precinct that is undergoing refurbishment, with frontage to Southgate. It leads through to a public car park, which provides over 100 spaces.

Sleaford is an expanding market town at the junction of the A15 and the A17 roads with a population of 17,671 (2011 Census).

## PROPERTY

The offices are well presented, being carpeted throughout with each individual office having heating by an electric storage or electric panel heater. The offices are reached via private staircases directly off Southgate and via the Riverside Precinct.

## EPC Rating: F131 & F138

The energy efficiency of the property will be improved to achieve an EPC level of E or above prior to completion of a letting

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Measurement Guidance we calculate that it has the following Net Internal Areas:

**Unit 1A 162 sq m (1,746 sq ft)**

**Unit 2 137 sq m (1,477 sq ft)**

## SERVICES

Mains electricity, water and drainage are available and connected. Interested parties are advised to make their own investigations to utility service providers.

## TOWN AND COUNTRY PLANNING

The premises are suitable for a variety of related uses, falling within Class B1 (Office) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

## RATES

**Charging Authority:** North Kesteven District Council  
**Description:** Offices and Premises  
**Rateable value:** 1A: TBC  
 2: £6,600  
**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 offices are available by way of a new lease on the equivalent of Full Repairing and Insuring terms.

## RENT

Unit 1A: **£9,500 per annum exclusive**  
 Unit 2: **£4,500 per annum exclusive**

## SERVICE CHARGE

A service charge contribution is payable towards the external maintenance of the Centre and common parts.

## VAT

VAT will be charged.

## LEGAL COSTS

The incoming tenant is to be responsible for all reasonable legal costs incurred in production of lease documentation.

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

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**Ref.** M500-1A&2/2017/19D/20C/G