



Unit 7, Lincoln Road, Sleaford  
NG34 8AD  
#1242383/2026G

# Unit 7, Lincoln Road

Sleaford, NG34 8AD



## Agreement

To Let



## Detail

Retail Unit



## Rent

£16,000 pax



## Size

91.90 sq m (989 sq ft)



## Location

Sleaford, NG34 8AD



## Property ID

#1242383/2026G

**For Viewing & All Other Enquiries Please Contact:**



## Jasper Nilsson

MSc

Surveyor

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## Property

The property comprises a well-presented lock up retail unit with a good frontage onto Lincoln Road.

Internally, the unit has been fitted out as a former bakery with painted plastered walls, wood effect vinyl flooring and a suspended ceiling with LED inset lighting. The unit comes with a shutter and has good staff facilities, including a WC and kitchenette.

Externally, the new tenant will have use of the service yard to the rear, along with the customer car park at the front.

## 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 <sup>2</sup>	ft <sup>2</sup>
Total NIA	91.90	989

## Energy Performance Certificate

Rating: C62

## 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

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** North Kesteven District Council  
**Description:** Café and Premises  
**Rateable value:** £12,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](https://www.gov.uk/estimate-your-business-rates)

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 Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£16,000 per annum exclusive**

## Service Charge

A service charge will 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.

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located on Lincoln Road in Sleaford, which is the main arterial route into the town from Holdingham Roundabout, leading to the A15, A17 and A1 thereon.

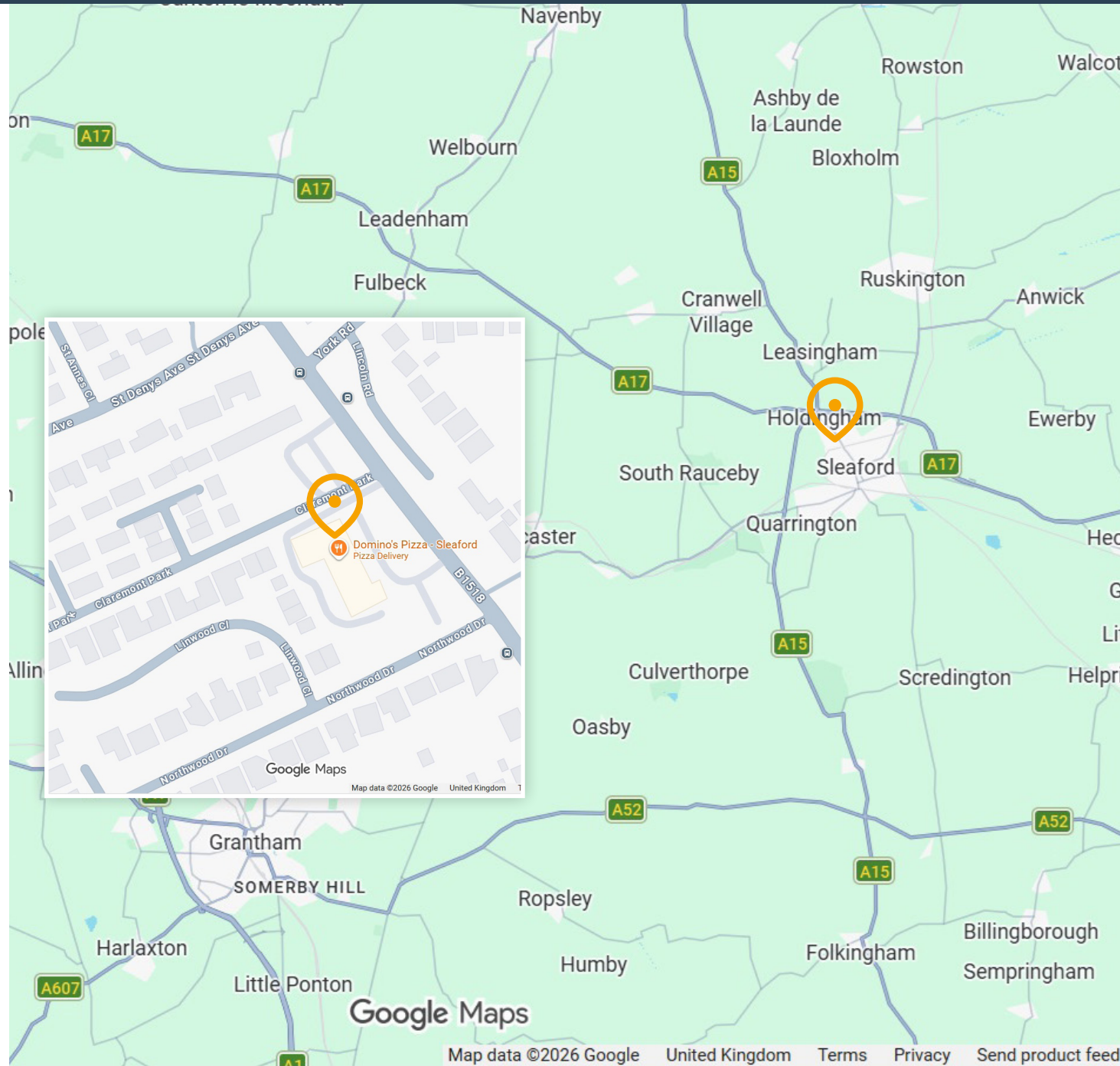
Nearby occupiers include a Lincolnshire Co-op Store, Domino's Pizza, St Barnabas Charity Shop and other local operators.

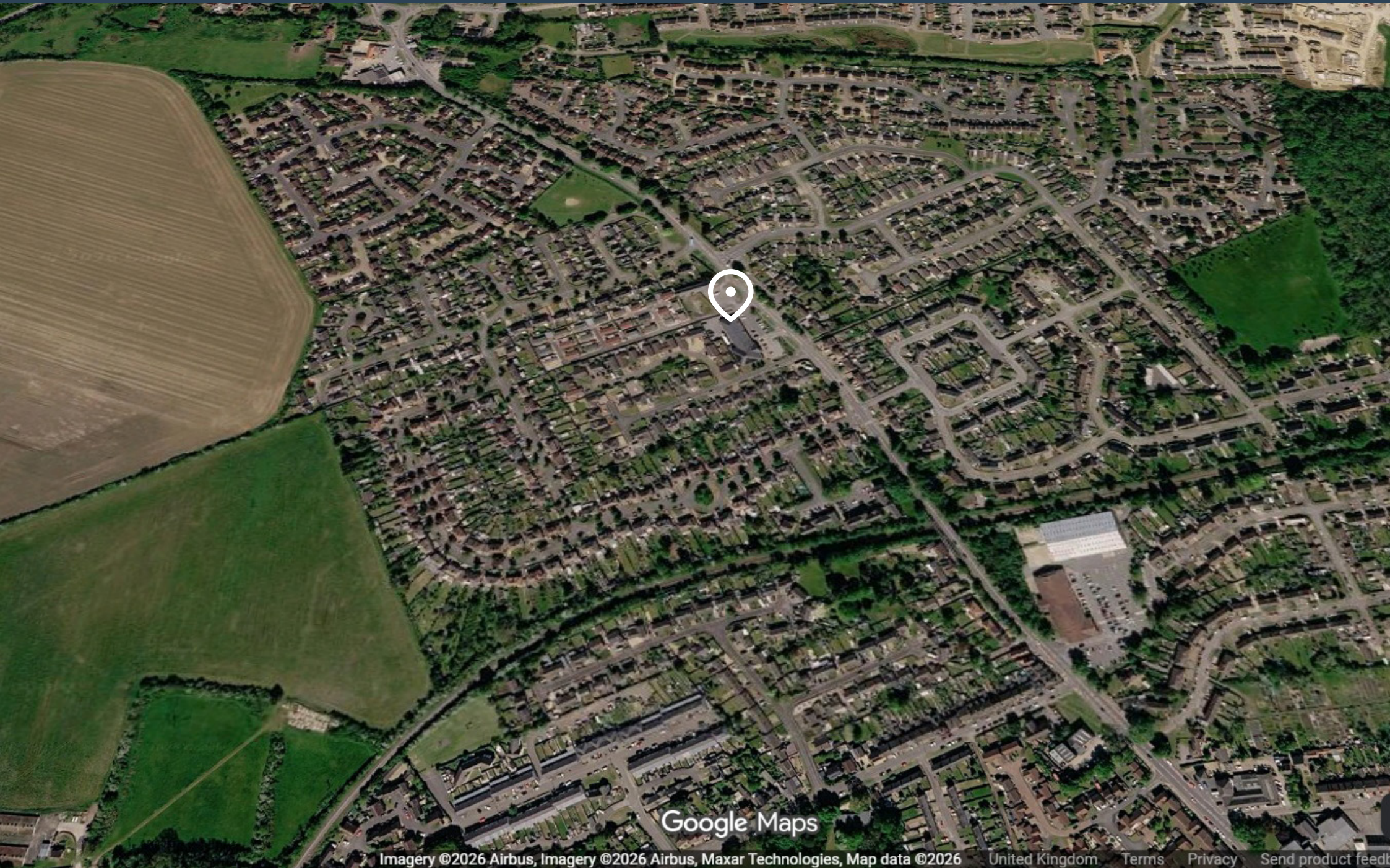
Sleaford is the administrative and major shopping centre within the district of North Kesteven, enjoying a strategic location at the junction of the A15 and A17 trunk roads.

Sleaford has a resident population of circa 20,000.

Lincoln lies around 20 miles to the north, Newark on Trent around 15 miles to the south west and Peterborough around 25 miles to the south.

The town provides a good range of local amenities, including various supermarkets, a variety of well regarded secondary and grammar schools and a good range of other leisure and shopping facilities.





Google Maps



Unit 7, Lincoln Road, Sleaford, NG34 8AD

