

Sleaford - Unit 11, Bristol Arcade, Lincolnshire NG34 7ST
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Sleaford - Unit 11, Bristol Arcade, Lincolnshire NG34 7ST

Retail Shop to Rent



Property Features:

- Comprises double fronted retail premises
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Situated in the heart of the town centre, with occupiers close by include Boots, Greggs, Superdrug, WHSmith, Iceland and Costa Coffee.

Property Description:

The property comprises double fronted ground floor shop, forming part of the established Bristol Arcade shopping parade, providing the following accommodation and dimensions:

Ground Floor: 106 sq m (1,140 sq ft)

Open plan retail, storage, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £192.31 + VAT per week (PCM: £833.33 + VAT)

Deposit: £2,500 (3 Months)

Rateable Value:

Rateable Value - £11,000 p.a.

Rates Payable - £0 p.a.

*Note - Small business rates relief available (subject to terms)

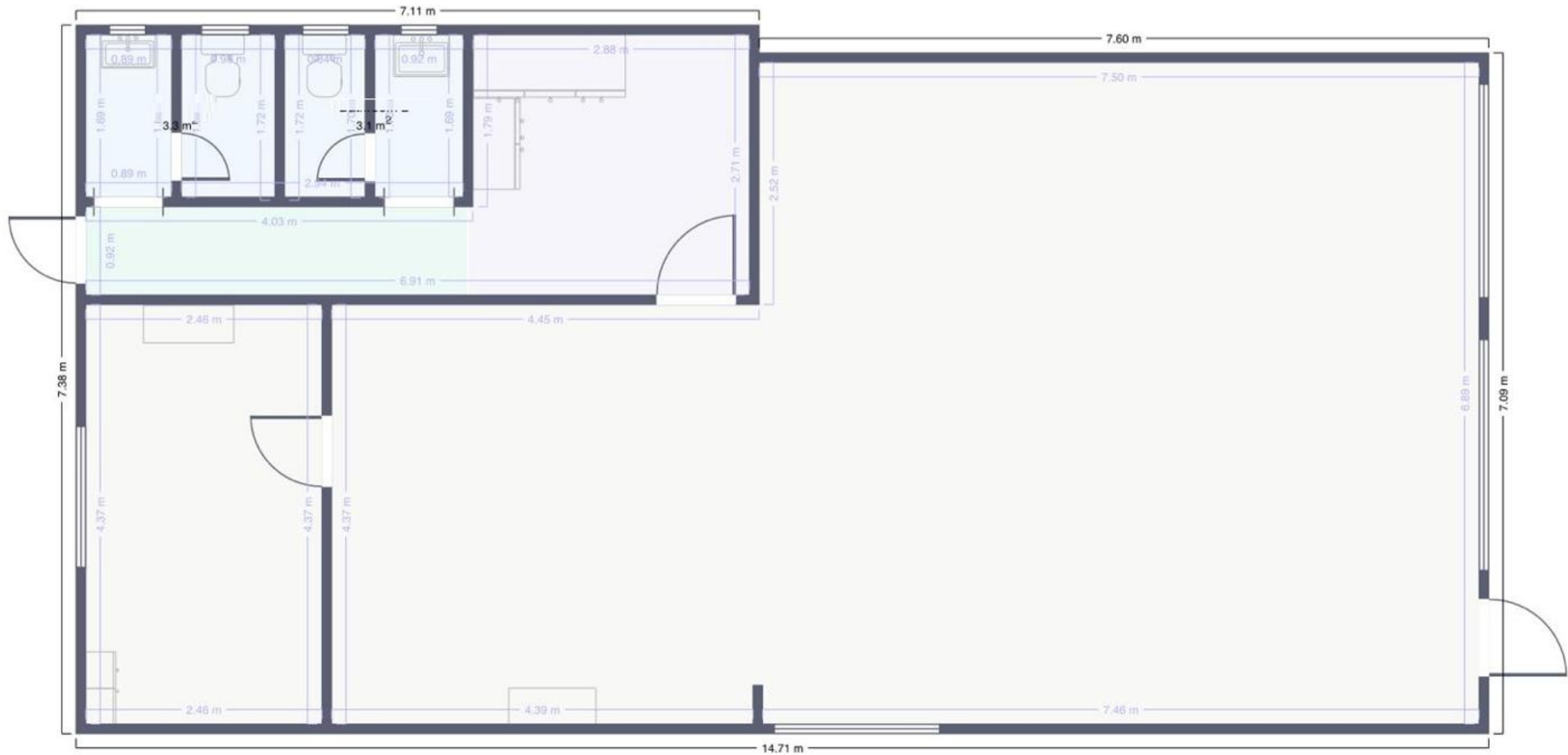
EPC:

The property benefits from a D Rating. Certificate and further details available on request.



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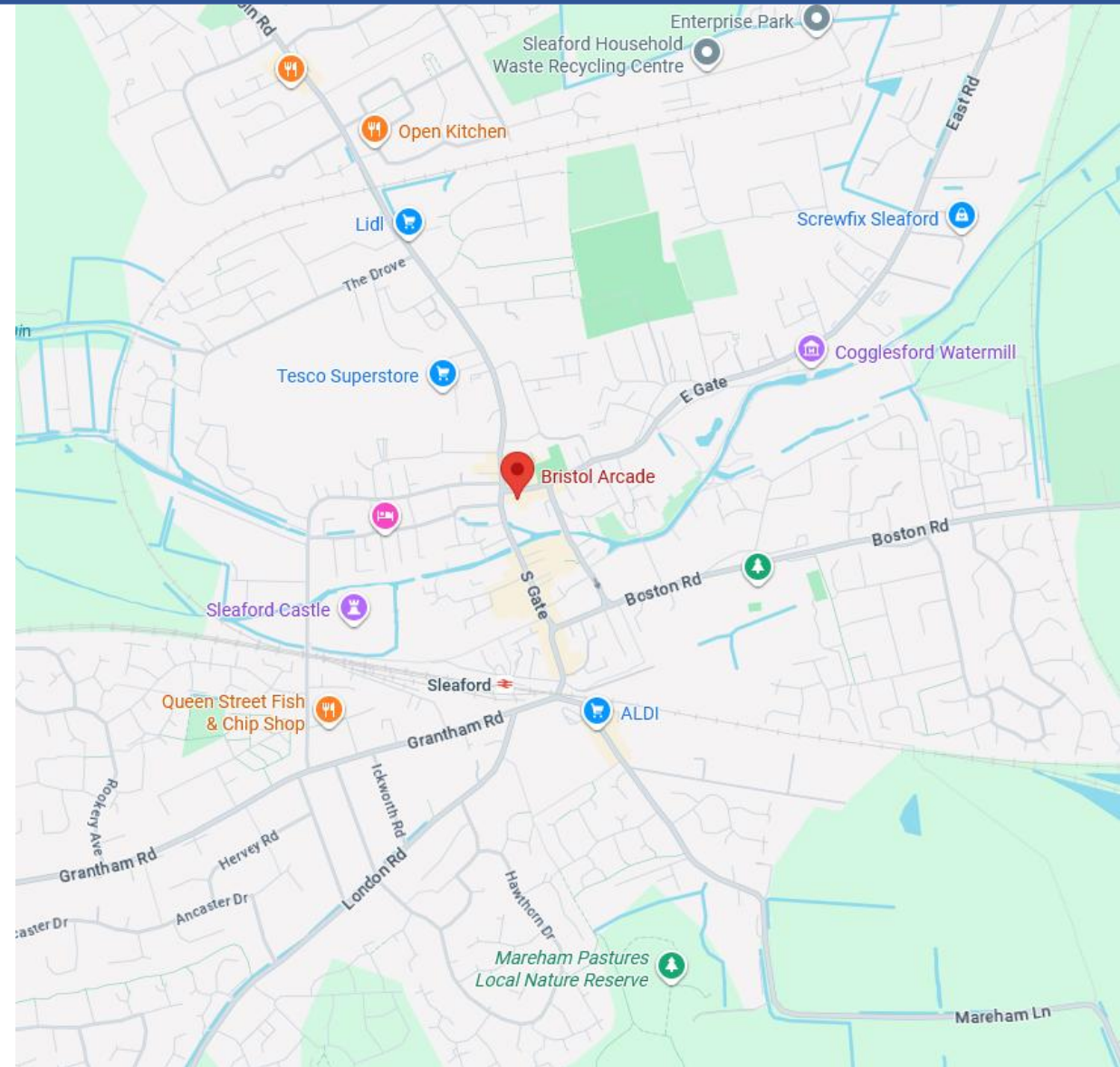
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Location:

Sleaford is an established market town in Lincolnshire, approximately 18 miles south of Lincoln, benefiting from excellent road connections via the A15 and A17, providing access to Newark, Grantham, Boston and Peterborough. The property is situated within Bristol Arcade, a covered shopping parade, prominently positioned between Market Place and Southgate, the town's principal retail thoroughfare. The arcade accommodates a range of independent retailers and specialist businesses, including The Sleaford Sausage Shop, Chapter & Page and The Arcade Cobbler. Nearby national occupiers along Southgate and within the wider town centre include Boots, Greggs, Superdrug, WHSmith, Iceland and Costa Coffee.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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