Sleaford - Unit 19, Bristol Arcade, Lincolnshire NG34 7ST
Retail Shop to Rent

BLUE ALPINE
PROPERTY CONSULTANTS



Sleaford - Unit 19, Bristol Arcade, Lincolnshire NG34 7ST
Retail Shop to Rent

Property Features:

- Comprises ground floor retail premises
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Available from February 2027 on a new lease with flexible terms to be agreed by negotiation
- 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 ground floor shop, forming part of the established Bristol Arcade shopping parade, providing the following accommodation and dimensions:

Ground Floor: 30 sq m (323 sq ft)
Open plan retail, storage, wc









Sleaford - Unit 19, Bristol Arcade, Lincolnshire NG34 7ST
Retail Shop to Rent

Terms:

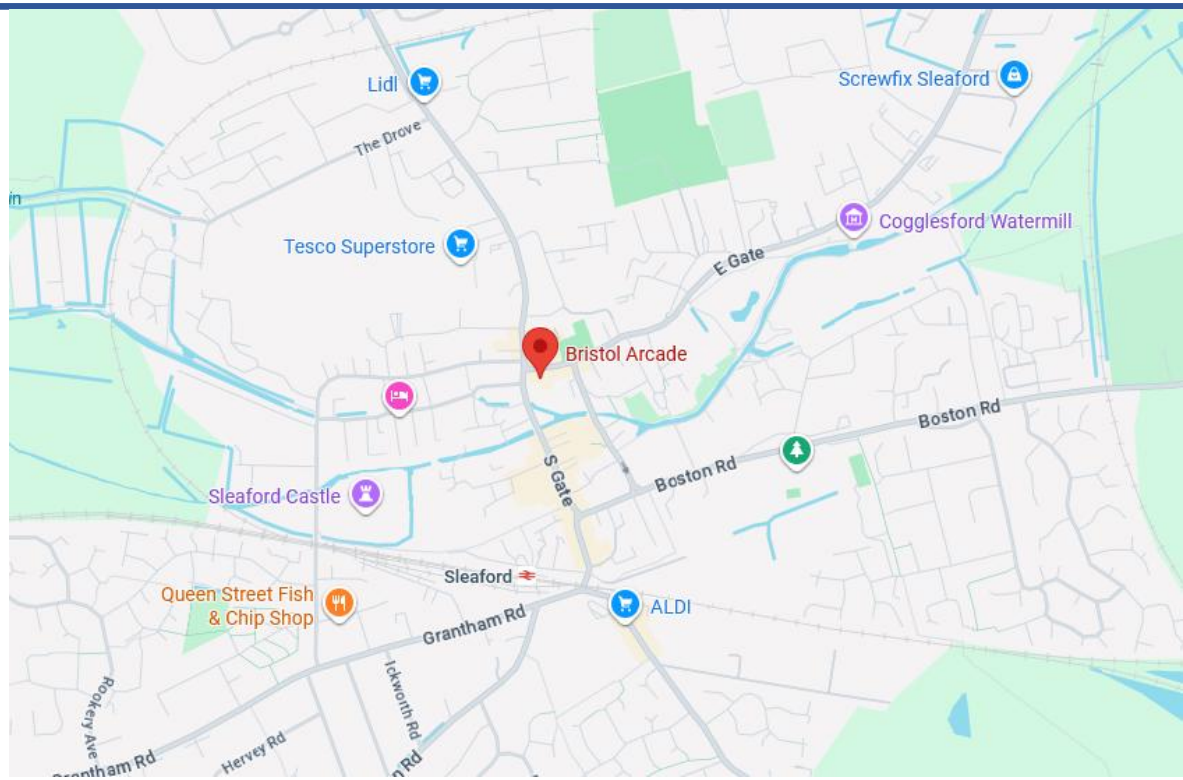
Available on a new lease with terms to be agreed by negotiation
Rent: £134.62 + VAT per week (PCM: £583.33 + VAT)
Deposit: £1,750 (3 Months)

Rateable Value:

Rateable Value - £7,800 p.a.
Rates Payable - £0 p.a.
*Note - Small business rates relief available (subject to terms)

EPC:

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



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.

Sleaford - Unit 19, Bristol Arcade, Lincolnshire NG34 7ST
Retail Shop to Rent

Contacts:

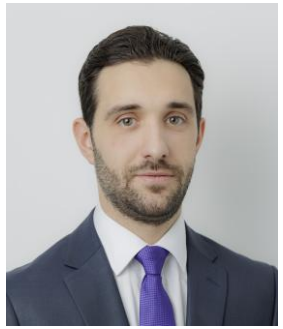
For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.

BLUE ALPINE

PROPERTY CONSULTANTS