



INVESTMENT OPPORTUNITY

Kesteven Business Centre, Kesteven Street, Sleaford NG34 7DT

BROWN & CO JH Walter



INVESTMENT OPPORTUNITY , Kesteven Business Centre, Kesteven Street, Sleaford NG34 7DT

- Town Centre, Multi-let Serviced Office / Cafe Investment.
- Current rental income is £66,120 p.a.x. ERV when fully let £95,520 p.a.x
- 15 Office Suites and Ground Floor Cafe.
- Shared kitchen & WC facilities.

GUIDE PRICE - £650,000

LOCATION

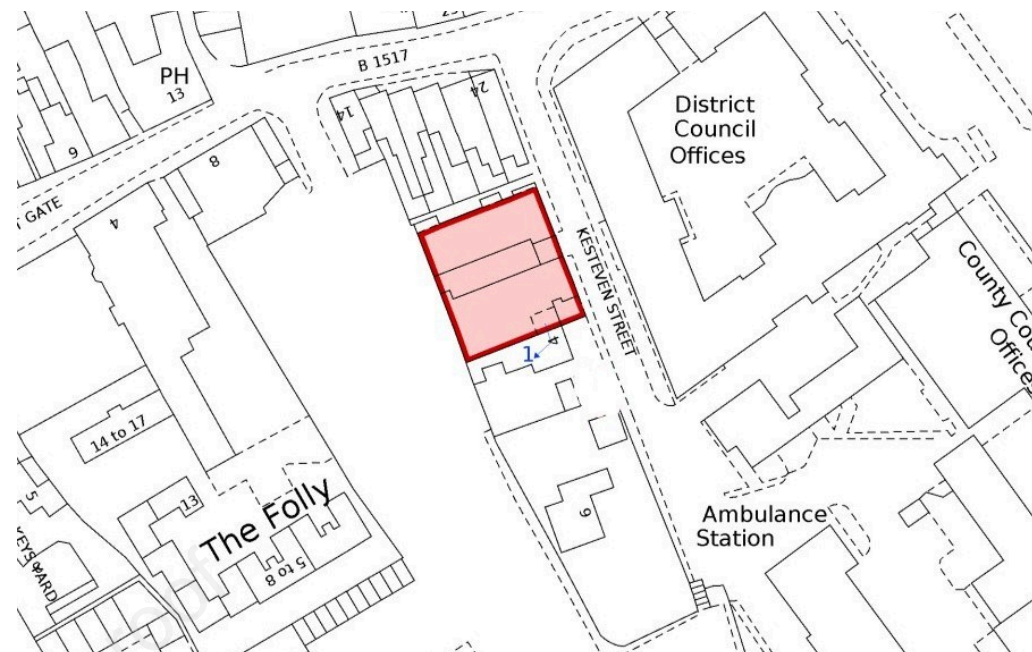
Kesteven Business Centre occupies a prominent Town Centre position within the bustling Market Town of Sleaford which, as of the 2021 Census, had a population of approximately 18,000. Sleaford occupies a strategic position in the centre of the County of Lincolnshire and is situated at the junction of the A15 & A17 Trunk Roads from which easy access can be obtained to the larger conurbations of Boston & Newark together with the City of Lincoln to the North, all of which can be reached within approximately 20 minutes drive time.

The property is located just 0.5 miles to North of Sleaford Railway Station, 0.1 miles to the East of the Market Place and 0.2 miles from Southgate.

DESCRIPTION

The property comprises an attached, two storey Office/Café Premises of brick construction with a pitched roof.

The property is arranged as 15 serviced Office Suites and a Ground Floor Café. Each floor benefits from shared Kitchen and WC facilities. The current gross rental income is £66,120 per annum and where the estimated gross rental income when fully let is £95,520 per annum.



The rent for each Office Suite is inclusive of utility bills and we have been informed that total utility costs are approximately £12,000 per annum. The majority of tenants also pay a contribution towards internet.

ACCOMMODATION

The Office Suites and Cafe have been measured on a net internal area basis and comprise as follows:

DESCRIPTION	SQ. M	SQ. FT
First Floor - Office 1	19.2	207
First Floor - Office 2	17.2	185
First Floor - Office 3	30.6	329
First Floor - Office 4	19.5	210
First Floor - Office 5	18.8	202
First Floor - Office 6	10.5	113
First Floor - Office 7	89.6	964
First Floor - Office 8	6.5	70
First Floor - Shared Kitchen	18.8	202
First Floor - WC's	-	-
Ground Floor - Office 9 (Inc store)	24.3	262
Ground Floor - Office 10	39.9	429
Ground Floor - Office 11	13.5	145
Ground Floor - Office 12	8.9	96
Ground Floor - Office 13 (Inc store)	23.8	256
Ground Floor - Office 14 (Exc store)	43.1	464
Ground Floor - Office 15 (Exc store)	43.2	465
Ground Floor - Shared Kitchen	15.9	171
Ground Floor - WC's	-	-
Café (Queens Coffee Shop)	58.6	631
Total:	501.9	5,401

TENANCY SCHEDULE

Property	Rent (Per Annum)	Internet (Per Annum)	Start Date	End Date
Office 1	-	-	-	-
Office 2 (ASA Shared Lives)	£3,960	£245.16	13/04/2023	12/04/2025
Office 3 (Grantham Payroll)	£6,240	£372	05/02/2024	04/02/2027
Office 4 (British Wheel of Yoga)	£3,600	£0	01/01/2024	31/12/2026
Office 5 (Jason Bloomfield)	£3,300	£0	03/10/2023	02/10/2025
Offices 6, 7 & 8 (T&R)	£19,800	£1,260	01/04/2023	31/03/2026
Office 9 (Toys Gamers)	£6,000	£480	01/01/2024	31/12/2029
Office 10 (K2B Limited)	£10,020	£420	01/02/2024	31/01/2027
Office 11 (Vicki Jones)	£3,000	£0	27/11/2023	26/11/2025
Office 12 (Heard Accessories)	£2,400	£300	22/01/2024	21/07/2026
Office 13	-	-	-	-
Office 14	-	-	-	-
Office 15	-	-	-	-
Café (Queens Coffee Shop)	£7,800	£600	01/01/2024	31/12/2029
Total:	£66,120	£3,677.16		

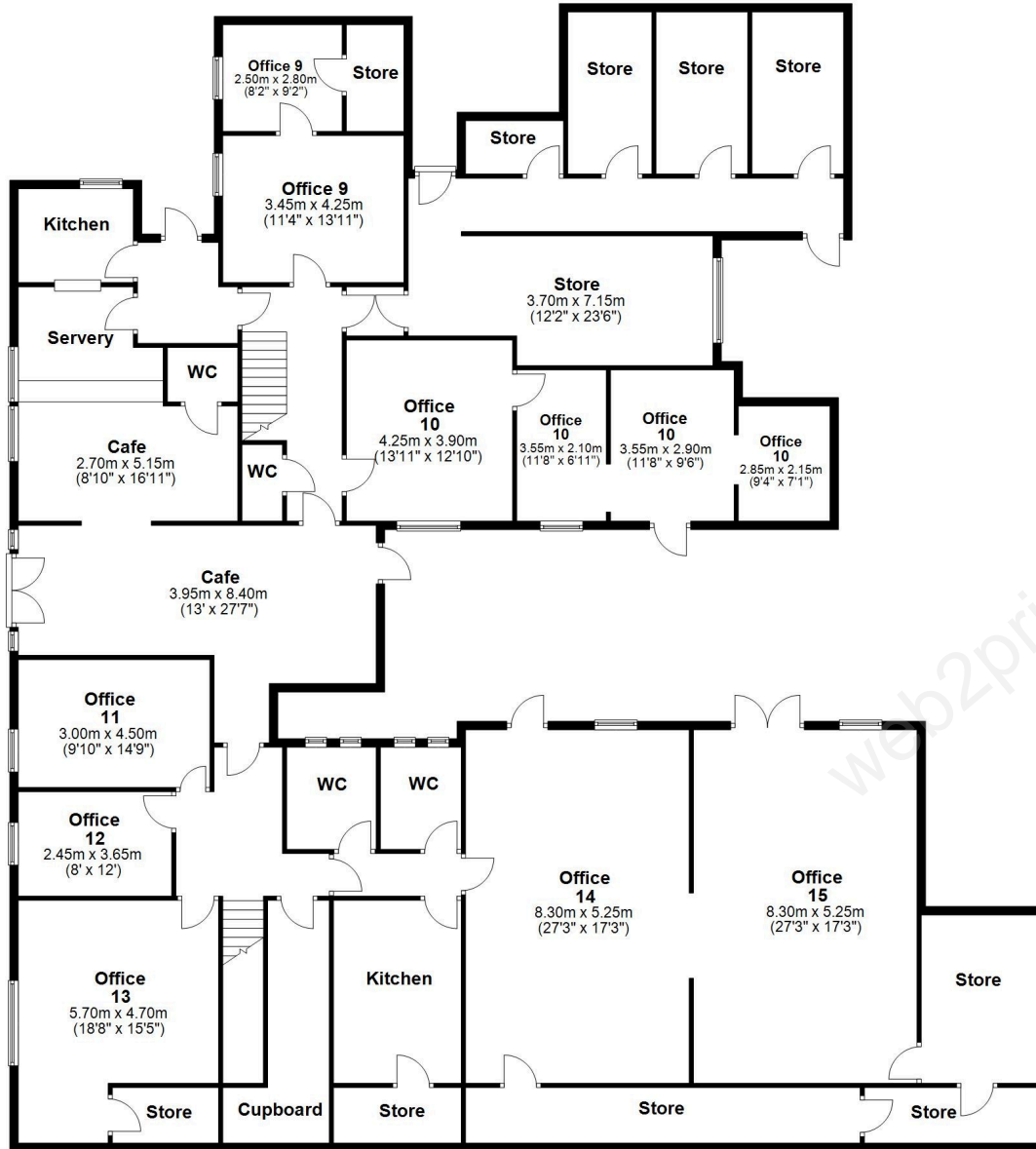
SERVICES

We understand that the property is connected to mains electricity, water and drainage.

We have not carried out any tests on any of the services or appliances present at the property and potential purchasers should arrange for their own tests to ensure that any services are adequate and in good working order prior to committing to purchase.

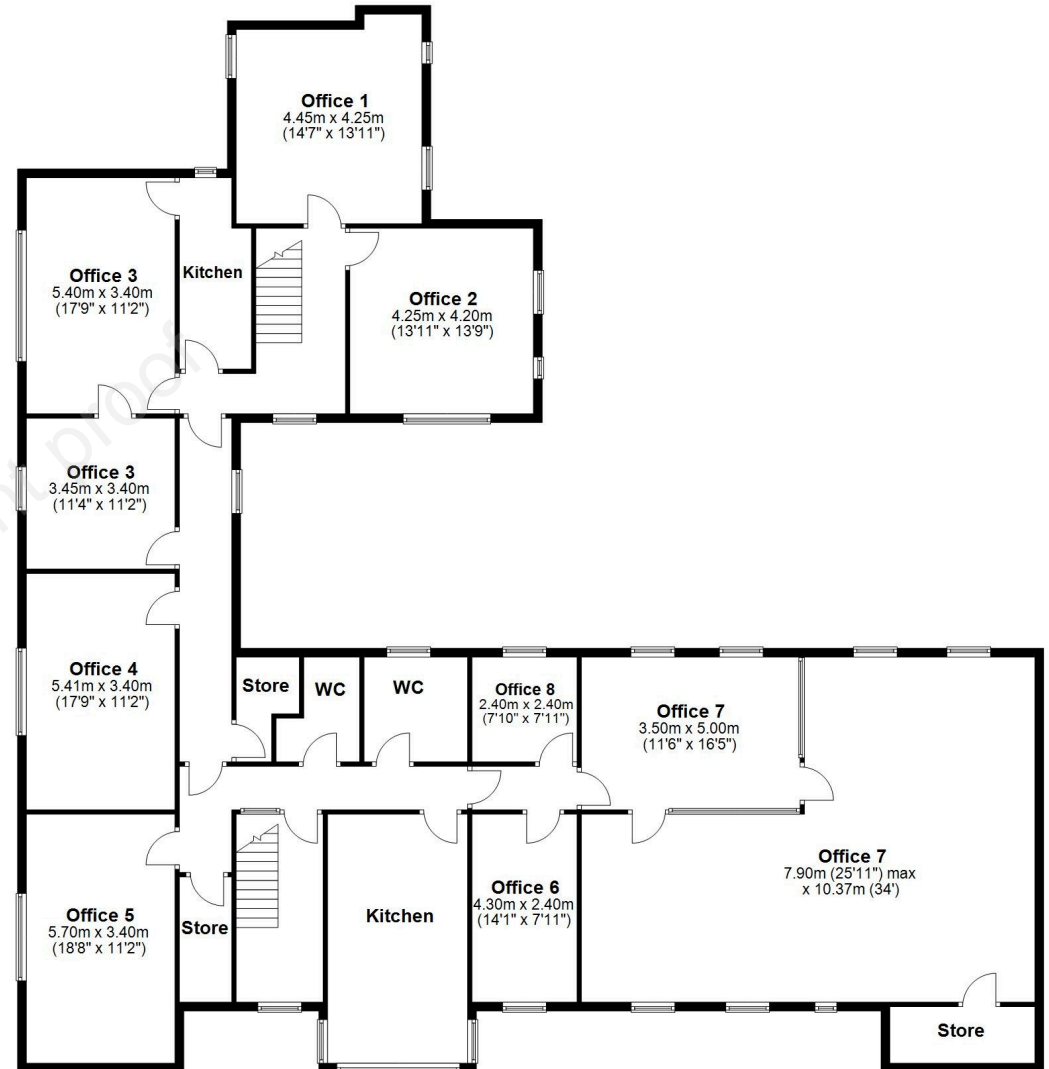
Ground Floor

Approx. 442.0 sq. metres (4757.8 sq. feet)



First Floor

Approx. 296.7 sq. metres (3194.1 sq. feet)



Total area: approx. 738.8 sq. metres (7951.9 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

TOWN AND COUNTRY PLANNING

The property has been historically used as Offices and Cafe and as such now has an established use falling under Use Class E of The Use Classes Order 2020. For further information in respect of planning-related matters, prospective purchasers should contact North Kesteven District Council. Tel: 01529 414155.

BUSINESS RATES

For further information in respect of Business Rates payable, prospective purchasers should contact North Kesteven District Council as the Billing Authority. Tel: 01529 414155.

EPC

The property has an EPC Rating of D89 which expires on the 16th February 2033.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the respect of any sale negotiated.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

AGENT

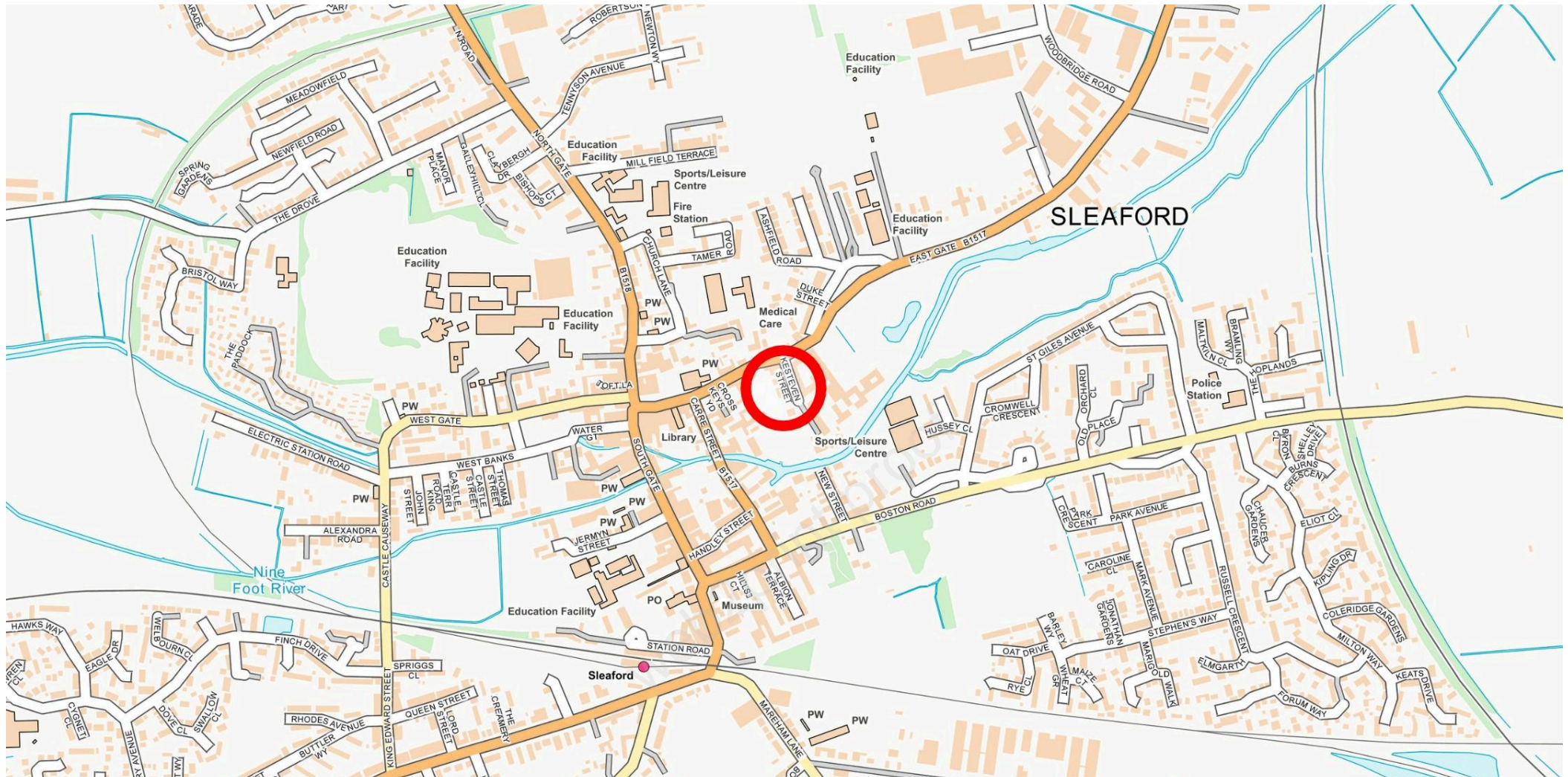
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