



TWO STOREY OFFICE BUILDING - FOR SALE

INVESTMENT / POTENTIAL REDEVELOPMENT
OPPORTUNITY

6-8 MARKET PLACE, SLEAFORD, NG34 7SH

- 2 Storey Town Centre Office Building
- Suitable for various other uses, subject to the necessary planning consents being obtained
- NIA approx. 2,081 Sq. ft. (193.4 M²)

GUIDE PRICE: £200,000 FREEHOLD

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BROWN & CO JH Walter

LOCATION

Sleaford is an established Market Town in the middle of the County of Lincolnshire being approximately 17 miles South of the City of Lincoln and where the A15 bypasses the Town providing valuable communication links via the road network to both the A1 at Newark, which is approximately 22 miles away, and towards Boston and the East Coast. Sleaford has a resident population of approximately 14,500 people and has an established and expanding catchment area.

The property is located just 0.4 miles to North of Sleaford Railway Station in the Town's Market Place which offers a high degree of visual prominence to passing pedestrian and vehicular traffic.

DESCRIPTION

The property comprises a 2 storey period building facing South onto Market Place in the centre of Town.

Originally a Banking Hall, the property has been utilised as Offices for a number of years.

The Ground Floor comprises a Reception Office area, a number of additional offices, and WC's. The First Floor comprises two main Offices, Kitchen and WC's. There is currently no access to the Second Floor.

The property has development potential and would be suitable for alternative uses subject to the necessary planning consents being obtained.

ACCOMMODATION

In Terms of net internal area, the property comprise as follows:

DESCRITPION	SQ M	SQ FT
Ground floor – Reception	29.1	313
Ground floor – Offices	82.9	892
Ground Floor - Ancillary	11.1	119
First Floor – Offices	41.0	441
First Floor – Staff Areas	23.6	254
First Floor – Ancillary	5.7	62
TOTAL (NIA)	193.4	2,081

SERVICES

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

None of the services or appliances that are believed to be connected or available to the property have been tested by Brown&Co and prospective purchasers are advised to check upon the adequacy and provision of services and utilities with the relevant Statutory Authorities prior to making an offer to purchase this property.

TOWN AND COUNTRY PLANNING

The property has historically been used as Offices and as such has an established use now falling under Use Class E.

For further information in respect of planning-related matters, prospective purchasers should contact North Kesteven District Council Tel: 01529 414155.

BUSINESS RATES

The property assessed under the 2023 Rating List as Offices and Premises with a Rateable Value of £17,750.

Prospective purchasers should check the level of Business Rates payable in respect of the property via North Kesteven District Council. Tel: 01529 414155.

EPC

The property has an EPC Rating of D90 which expires on the 6th March 2029.

VAT

We understand that the property is not elected for VAT and therefore VAT will not be payable upon any sale price negotiated, however, prospective purchasers are advised to clarify the VAT position prior to making an offer to purchase the property.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of any transaction negotiated.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the Sole Selling Agents:

Brown&Co LLP

5 Oakwood Road,
Doddington Road,
Lincoln, LN6 3LH

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Will Gaunt

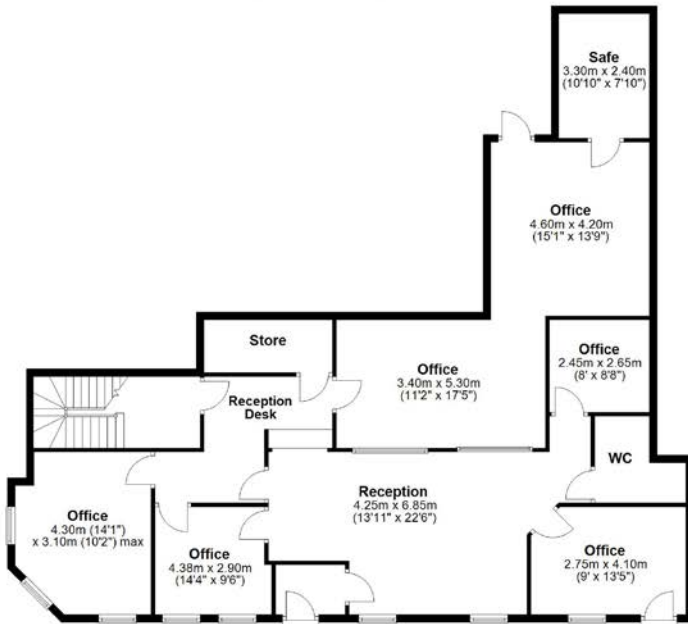
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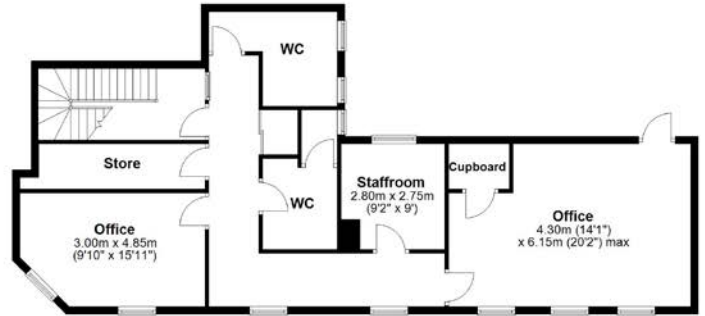
Ground Floor

Approx. 154.5 sq. metres (1662.8 sq. feet)



First Floor

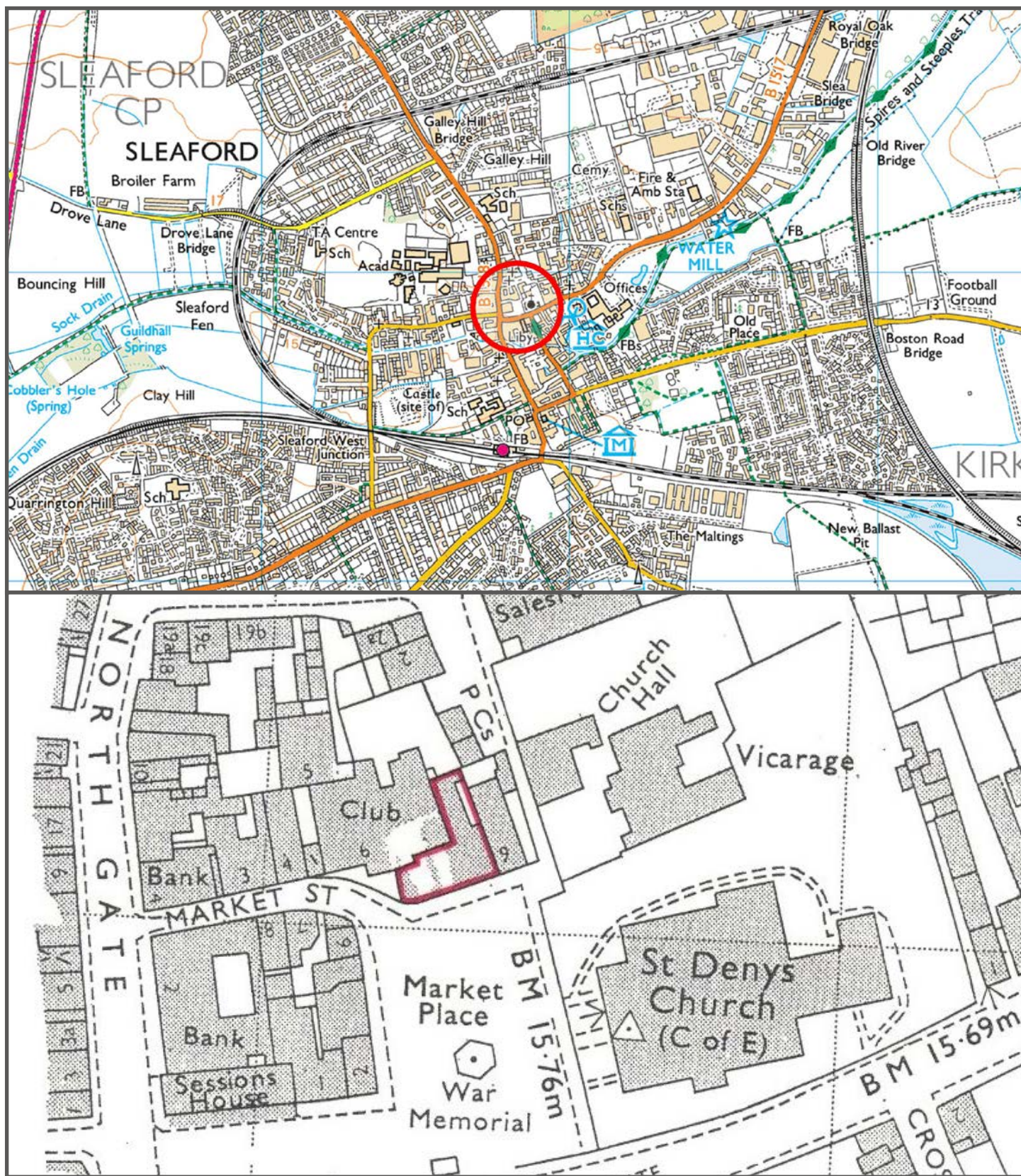
Approx. 95.0 sq. metres (1022.4 sq. feet)



Total area: approx. 249.5 sq. metres (2685.1 sq. feet)

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





IMPORTANT NOTICES

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