



Tenure

Freehold.

Location

Sleaford is an attractive market town with a population of some 14,500 and is served by the A17 and A15 trunk roads, some 19 miles west of Boston and 34 miles north of Peterborough.

The property is situated on the east side of Southgate at its junction with Handley Street, in the heart of the town centre.

Occupiers close by include Superdrug, Boots the Chemist, WH Smith, Greggs, Iceland, Subway and Yorkshire Trading Co, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit together with a large self-contained maisonette above, which is accessed from Handley Street.

The property provides the following accommodation and dimensions:

Ground Floor 69.8 sq m (752 sq ft)
First and Second Floor Maisonette 112.0 sq m (1,207 sq ft)
 – 4 Rooms, Kitchen, Bathroom

NB. Not inspected by Allsop. Areas taken from Valuation Report.

Tenancy

The entire property is at present let to M SUNDARALINGAM AND C VELUPPILAI for a term of 15 years from 13th April 2015 at a current rent of £16,500 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Sleaford

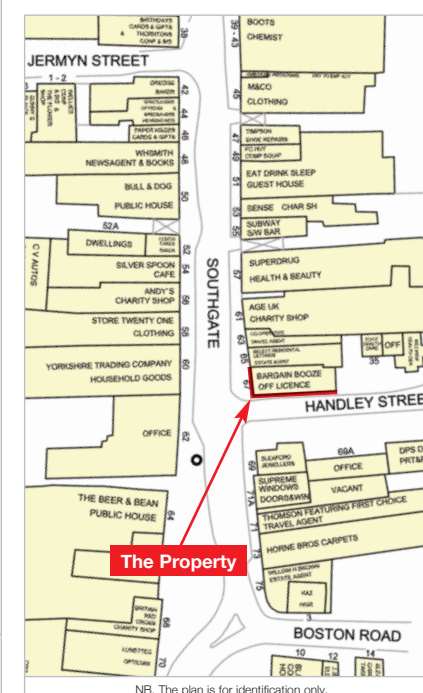
67 Southgate

Lincolnshire

NG34 7SY

- **Attractive Freehold Shop and Residential Investment**
- Comprises a shop and three bedroom maisonette above
- Let on a single lease until 2030
- No VAT applicable
- Rent Review 2018
- Current Rent Reserved

£16,500 pa



The Property

NB. The plan is for identification only.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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