

Lot 11

£14,000 per annum exclusive

3 Northgate, Sleaford, Lincolnshire NG34 7BH

Freehold Estate Agents Office Investment



Key Details

- Let to tenant trading as Winkworth Estate Agents
- Tenant in occupation for over 25 years
- Lease expires September 2025
- September 2019 tenant break not exercised
- Rent Review September 2020
- Good trading location opposite Market Place
- Affluent Lincolnshire town
- Nearby retailers include J D Wetherspoon, Costa Coffee, WHSmith, Greggs, Iceland, Boots the Chemist and Superdrug
- In the same ownership for over 20 years

Location

Miles: 17 miles south of Lincoln
28 miles north of Stamford
Roads: A1, A15, A17
Rail: Sleaford
Air: East Midlands Airport

Situation

Sleaford is an attractive market town in Lincolnshire, approximately 17 miles south of Lincoln. The property is located on the west side of Northgate, close to its junction with Westgate. Other occupiers on Northgate and nearby include JD Wetherspoon, Costa Coffee, WHSmith, Greggs, Iceland, Boots the Chemist and Superdrug.

Description

The property comprises a ground floor shop with basement ancillary accommodation, forming part of a larger building not included in the sale.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	90.50 sq m (974 sq ft)	WALDECK SNAREY & BROWN LIMITED with personal guarantees t/a Winkworth (1)	10 years from 02/09/2015 on a full repairing and insuring lease	£14,000	02/09/2020
Basement	Ancillary	- (-)				
Total		90.50 sq m (974 sq ft)			£14,000	

(1) Winkworth was founded in 1835 and now has over 90 regional offices across the UK and abroad.



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