

TO LET

**Retail Shop**



8 Market Street  
Sleaford  
Lincolnshire  
NG34 7SF

*On the instructions of  
Grantham Investments  
Limited*

New Lease available  
**Rent £4,750 pax**

- Town centre shop approx 280 sq ft (26 sq m) overall
- Good secondary location just off Market Place
- Excellent double bay window display
- Kitchenette area
- Carpeted and spot lights to ceiling

- Location** 8 Market Street is in a good secondary town centre location next to the market square.
- Sleaford is a busy and expanding Lincolnshire market town with a wide catchment area encompassing numerous villages and the RAF bases of Cranwell, Coningsby and Digby. Providing a good central County location the town is within easy travelling distance of Boston (14 miles), Lincoln (19 miles) and also Grantham (14 miles)
- Accommodation** 20'4 x 13'9 overall (280 sq ft/26 sq m) with good full height double bay display windows. The shop is carpeted and has a suspended ceiling with spot lights fitted. Kitchenette area to the rear. Storage heating.
- All dimensions are approximate.
- Services** We understand that mains electricity, water and drainage are all connected to the property but interested parties should contact the relevant service companies to confirm this.
- Rateable Value** We are advised by Nouth Kesteven District Council that the property currently has a rateable value assessed at £3,650 with rates payable of £1312.69 for the year from April 2008.
- Tenure** The property is available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of **£4,750 per annum exclusive**.
- VAT** The rent payable is NOT subject to VAT.
- Legal Costs** The ingoing tenant will be responsible for the Landlord's reasonable legal fees incurred in this transaction.
- Viewing** By prior arrangement with **Grantham Estates Tel: 01476 592960**

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