



# BANKS LONG&Co

ROADSIDE RETAIL & LEISURE OPPORTUNITY,  
GRANTHAM ROAD, SLEAFORD, LINCOLNSHIRE  
NG34 7NB

- Suitable for a variety of uses, including roadside retail and leisure, subject to planning
- On-site dedicated car parking spaces
- Adjacent to existing Spar Convenience Store and Fish Restaurant and Takeaway
- Prominent frontage, on to busy arterial main road
- Ideally located close to Sleaford town centre and major retail proposals
- **TO LET**





The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

## LOCATION

The site fronts Grantham Road, one of Sleaford's busiest arterial roads, adjacent the intersection with London Road, just to the south of the level crossing, which connects on to the Southgate/town centre retail area.

Sleeford is a popular market town at the junction of the A15 and the A17 roads with a population of circa 17,671 with a significantly larger catchment.

It is the administrative capital of the North Kesteven district and provides the base for the main headquarters of Interflora.

## THE DEVELOPMENT

It is envisaged that Phase 2 will provide a potential roadside retail and leisure development opportunity benefitting from on-site parking and prominence on to one of the main arterial routes within Sleeford, subject to planning.

Phase 1 of the development is let to Elite Fish Restaurants, a well established fish and chip restaurant and takeaway.

## SITE AREA

**Approximately 1,271.5sqm (0.314acres)**

## SERVICES

We understand that mains services including gas, water, drainage and electricity will be available to the property.

Interested parties are advised to make their own investigations to the relevant utility service providers.

## TOWN AND COUNTRY PLANNING

In the agents opinion, it is felt that the site would be suitable for a variety of uses including retail and leisure roadside uses, subject to receipt of necessary planning permissions.

Interested parties are advised to discuss any proposals they have for this site with North Kesteven District Council Planning Department.

## TENURE

The property will be available on a new Full Repairing and Insuring lease on terms to be agreed.

## RENT

**On application**

## SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

**Contact:** Lewis Cove  
**T :** 01522 544515  
**E :** lewis.cove@bankslong.com  
**Ref.** 9689/2019E