



INVESTMENT PROPERTY FOR SALE

2 Northgate, Sleaford, NG34 7BL

Offers Over £325,000

We are pleased to offer for sale, this prominent Grade II Listed Property located in Sleaford Town Centre, close to the Market Square. The property is currently let to Lloyds Bank PLC on a five year Lease from 10th March 2022, with a rent passing of £26,000 per annum exclusive. The property offers extensive accommodation which may be suitable for a number of alternative uses in the future, subject to any necessary consents being obtained.



2 Northgate, Sleaford, NG34 7BL



LOCATION

The property is located in the centre of Sleaford, close to Sleaford Market Place. Nearby occupiers comprise of restaurants, Wetherspoons, Nationwide Bank, local retail shops, service industries and a fitness suite.

ACCOMMODATION

GROUND FLOOR:

Double entrance doors to Entrance Lobby with further doors to the Banking Hall - 10.42m x 8.73m (maximum overall dimensions) including the clerk counters and ATM area.

Rear Hallway with access door to external courtyard.

Office 1 - 3.86m x 3.09m.

Office 2 - 3.19m x 2.90m.

Inner Lobby accessed from Banking Hall leading through to:

Administration Office 1 - 8.90m x 4.14m (maximum overall dimensions).

Rear Hall with stairway to First Floor.



Inner Hallway accessed from Banking Hall.

Office 3 - 4.27m x 2.43m.

Office 4 - 4.14m x 2.39m.

Office 5 - 3.19m x 2.27m.

Office 6 (Managers Office) - 4.78m x 4.55m.

Rear Hallway with stairway off to First Floor.

Rear Hall with Cloakroom off and rear access door, steps to Basement.

Store Room 1 - 2.31m x 1.85m with stairs to First Floor.

Store Room 2 - 2.44m x 1.12m.

Ladies Toilets - 3.94m x 1.46m and 2.31m x 1.67m.

FIRST FLOOR:

Staff Room - 7.96m x 4.79m.

Archive Store 1 - 4.77m x 4.07m.

Archive Store 2 - 3.96m (max) x 3.85m.

Toilets - 2.82m x 4.26m.

Upper Landing with Ladies Toilet off.

Server Room - 4.02m x 3.63m.

Archive Store 3 - 4.55m x 5.54m.

Administration Office 2 - 8.80m x 4.56m.

Separate Toilet.

Further Male Toilet Facilities - 3.75m x 3.42m off stairs returning to Rear Hallway.

There are two staircases leading from the first floor accommodation to a second floor where there are attic storage rooms.

The Valuation Office Agency Website indicates the property has a floor area of 496 sq.m and the current Commercial Energy Performance Certificate shows an area of 585 sq.m.

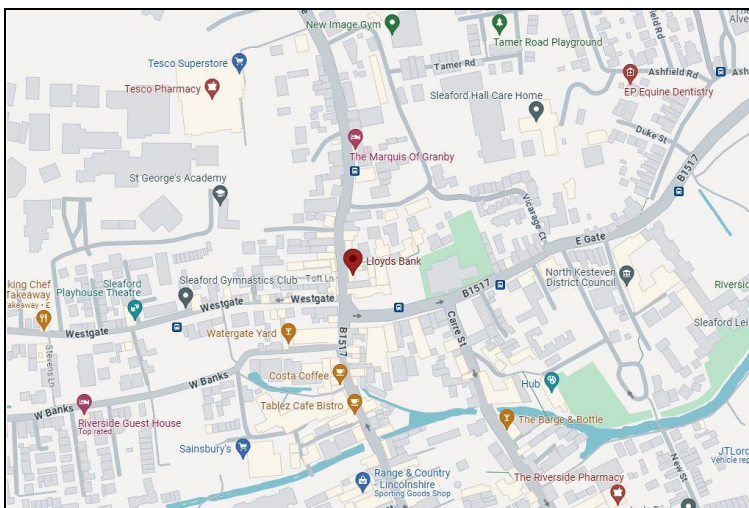
OUTSIDE

Disabled access is available to the rear of the property from Market Street. The rear area comprises a paved courtyard area with two external stores.

SERVICES

Mains drainage, gas, electricity and water are all understood to be connected. There is air-conditioning provided to some rooms. Gas central heating is provided by a system of radiators.

Lloyds Bank plc, 2 Northgate, Sleaford, NG34 7BL



ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(76) valid until 16th September 2031.

TENURE

The property is understood to be let on a Full Repairing & Insurance Lease for a term of 5 years, which commenced on 10th March 2022 at an annual rent of £26,000 per annum exclusive.

FURTHER INFORMATION

The property is a Grade II Listed Building listed under number: 1168531. Purchasers are reminded that any alterations or changes to the property will require the necessary statutory consents being obtained from the Local Authority and are advised to satisfy themselves in this respect. The property is currently let to Lloyds Bank Plc as a Bank with ancillary accommodation or for a use within Class A1, A3 or B1A of the 1987 Order and may be suitable for a variety of other uses in the future, subject to the necessary consents being obtained from the Local Authority.

BUSINESS RATES

Rateable Value - £36,250

VAT

The owner has confirmed that VAT is not applicable on the current rent payable or the sale price.

LEGAL COSTS

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

VIEWINGS

By prior appointment through Mundys.

AGENT'S NOTE

Please note that the location and size of the Bank's safe and vault facilities have been excluded for security purposes. No floor plan is available due to the property being occupied as a Bank.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

