



7-9 High Street

Ruskington, Sleaford, NG34 9DY

Rent From £175 pcm Serviced Offices To Let in Central Village Location

The property comprises four individual offices, a communal reception area and communal kitchen and separate WC. The offices vary in size and individually accommodate requirements of between 8.3 sq.m to 15.04 sq.m, but can be increased if combined. The four offices including the communal reception area may be available as a whole, subject to separate negotiation. Kitchen and WC facilities are shared with the Ruskington Parish Council Offices.



7-9 High Street, Ruskington, Sleaford, NG34 9DY



LOCATION

The property is located in the centre of the village of Ruskington close to all local amenities.

DESCRIPTION

The property comprises four individual offices, a communal reception area and communal kitchen and separate WC. The offices vary in size and individually accommodate requirements of between 8.3 sq.m to 15.04 sq.m, but can be increased if combined. The four offices including the communal reception area may be available as a whole, subject to separate negotiation. Kitchen and WC facilities are shared with the Ruskington Parish Council Offices.

ACCOMMODATION

The communal kitchen, WC and reception area are located on the ground floor together with one office, with the three remaining offices located on the first floor. These currently comprise:

Ground Floor Office 1 - 8.33 sq.m - £175 per calendar month – **NOW LET!**

First Floor Office 2 - 9.09 sq.m - £190 per calendar month

First Floor Office 3 - 15.04 sq.m - £315 per calendar month

First Floor Office 4 - 12.75 sq.m - £270 per calendar month – **NOW LET!**





The offices are available individually or as a combination to suit individual needs and subject to negotiation.

The accommodation is finished to an excellent specification with the office having been recently refurbished.

SERVICES

The rents quoted above are inclusive of electricity, water and cleaning. These are subject to an annual review.

EPC Rating - C(60)

PARKING

On-street parking available outside of the property.

TENURE/FEES

The offices are available to let under a Licence to Occupy for a term to be agreed (minimum term 6 months/maximum term 12 months). Full details are available on request. A deposit will also be payable (equivalent to one month's rent) which is returnable at the end of the licence term, subject to usual conditions.

The ingoing Tenant is responsible for the Agent's referencing fee of £120 inc VAT, together with the Agent's admin fee to produce the Licence Agreement of £240 inc VAT.

BUSINESS RATES

Any Business Rates payable are not included within the rent quoted above. Prospective Tenants are advised to satisfy themselves in this respect with enquiries to the Local Authority.

North Kesteven District Council
Kesteven St, Sleaford NG34 7EF
01529 414155

VAT

The Landlord confirms that VAT is not payable on the rent.

NOTE

The Landlord reserves the right for access through the communal reception area and to the first floor to access various services to include the solar panel controls and equipment. Further details can be clarified upon request.

VIEWINGS

By prior appointment through Mundys.

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

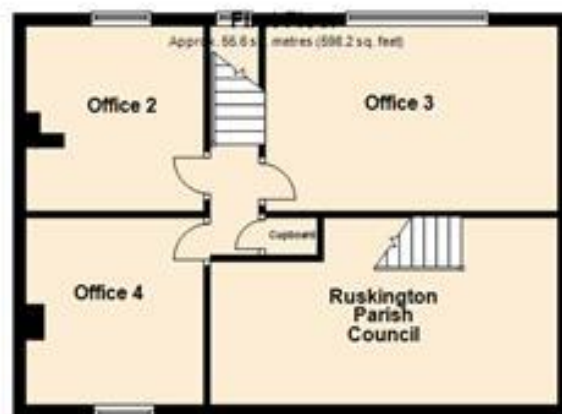
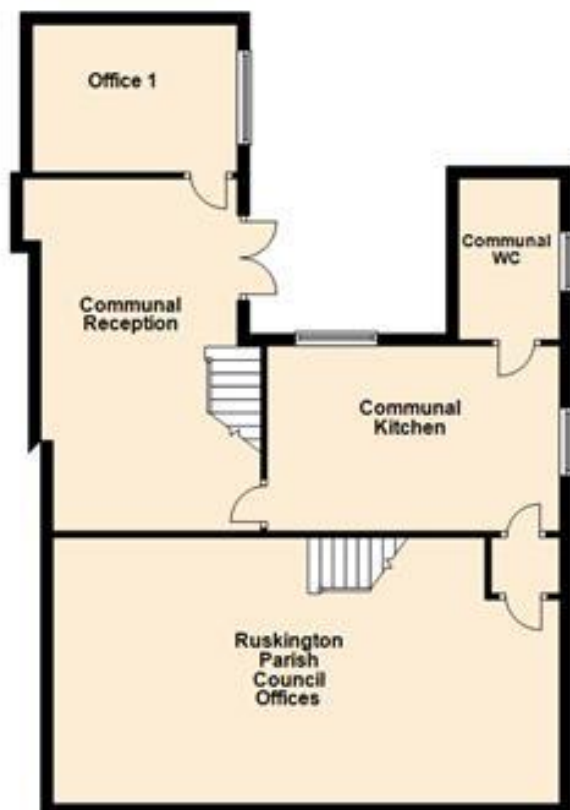
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 88.3 sq. metres (950.4 sq. feet)



Total area: approx. 143.9 sq. metres (1548.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

