



Mixed Use Investment, 9-17 North Gate, Sleaford
NG34 7BH
#1238340/2026D



Mixed Use Investment

9-17 North Gate, Sleaford, NG34 7BH



Agreement

For Sale



Detail

Mixed Use Commercial/
Residential Investment
Property generating a
current gross income of
£65,500 per annum with
the potential to create
2 further mews houses
with a rental value of
around £20,000 per
annum



Price

The property is
being offered for sale
subject to the various
tenancies that are in
place at a guide price of
£800,000. A purchase
at this level would
provide an initial yield
of around 10%, allowing
for the potential income
from the 2 additional
units.



Size

Combined NIA of
commercial space and
GIA of residential space
extends to circa
576.5 sq m (6,206 sq ft)



Location

Sleaford, NG34 7BH



Property ID

#1238340/2026D

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a substantial block laid out to provide 2 commercial ground floor retail units, a small suite of offices on the upper floors above and 5 residential units above and to the rear, which are a mix of houses, maisonettes and flats, served off a large and attractive outside space.

There is also some additional accommodation within the range of buildings to the rear, which would convert into 2 further residential units with an attractive outlook over the rear yard.

Access into this rear yard is taken from a passageway from Northgate, under the upper floors of 9 Northgate.

The period buildings are constructed from a mix of stone and brick, under slate or clay pantile roofs.

The ground floor units both have double fronted timber and glazed shop fronts directly abutting Northgate. They are let to long established occupiers, one of which is a hairdressers and, the other, a bridal shop.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Commercial Retail GF NIA Total	173.70	1,870
Commercial Office Upper Floors NIA Total	92.80	999
Residential GIA Total	216	2,325
Vacant Building GIA	94	1,012
Total	576.50	6,206

Energy Performance Certificate

Commercial EPC – Previously had a rating for the whole of C, but this has now expired

Residential EPC – The units have the following ratings:

9a Northgate – C71
 9b Northgate – C69
 11a Northgate – E50
 15a Northgate – E54
 15 Northgate – C80

Services

We understand that mains water, gas, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) and Class C3 (Dwelling House) of the Town and Country Planning (Use Classes) Order 1987 (as amended). The properties are not Listed but are located within a Conservation Area.

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: North Kesteven District Council

17 Northgate, Sleaford

Description: Shop and Premises
Rateable value: £9,100

9 Northgate, Sleaford

Description: Shop and Premises
Rateable value: £7,600

Upper Floors, 17 Northgate, Sleaford

Description: Office and Premises
Rateable value: £3,050, £1,100, £1,000 & £2,500

The residential units all fall within Council Tax Band A.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **For Sale** Freehold subject to the various tenancies in place. The details of the commercial tenancies are as follows:

17 Northgate – let on a Landlord and Tenant protected commercial tenancy to a tenant who has been in occupation for 9 years and trades as a bridal shop, Love and Lace, at a rent of £12,000 per annum.

9 Northgate – let on a Landlord and Tenant protected commercial tenancy to a tenant who has been in occupation for over 12 years and trades as a hairdressers, Crown and Glory, at a rent of £9,500 per annum.

Upper floors over 17 Northgate – let on a Landlord and Tenant protected commercial tenancy to a tenant who has been in occupation for close to 9 years at a rent of £7,200 per annum.

Total Commercial Income = £28,700 per annum.

The 5 residential units are all let on **Assured Shorthold Tenancies** (ASTs) at a combined rent of **£36,300 per annum.**

Therefore, the total rental income is currently £65,000 per annum.

The commercial leases are all let on Internal Repairing and Insuring terms.

With all three of the commercial tenants holding over and the residential tenants on rolling ASTs, the property offers plenty of scope for rental growth through the renegotiation of new agreements with all of the tenants. It also offers scope for significantly increasing the rental income through creating two additional residential units in the vacant space off the courtyard to the rear, which will provide around £20,000 per annum of income,

Price

The property is being offered for sale, subject to the various tenancies that are in place, at a guide price of **£800,000.**

A purchase at this level would provide an initial yield of around 10% allowing for the potential income from the 2 additional units.

VAT

We understand that the property is not elected for VAT, so this will not be payable on the purchase price.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



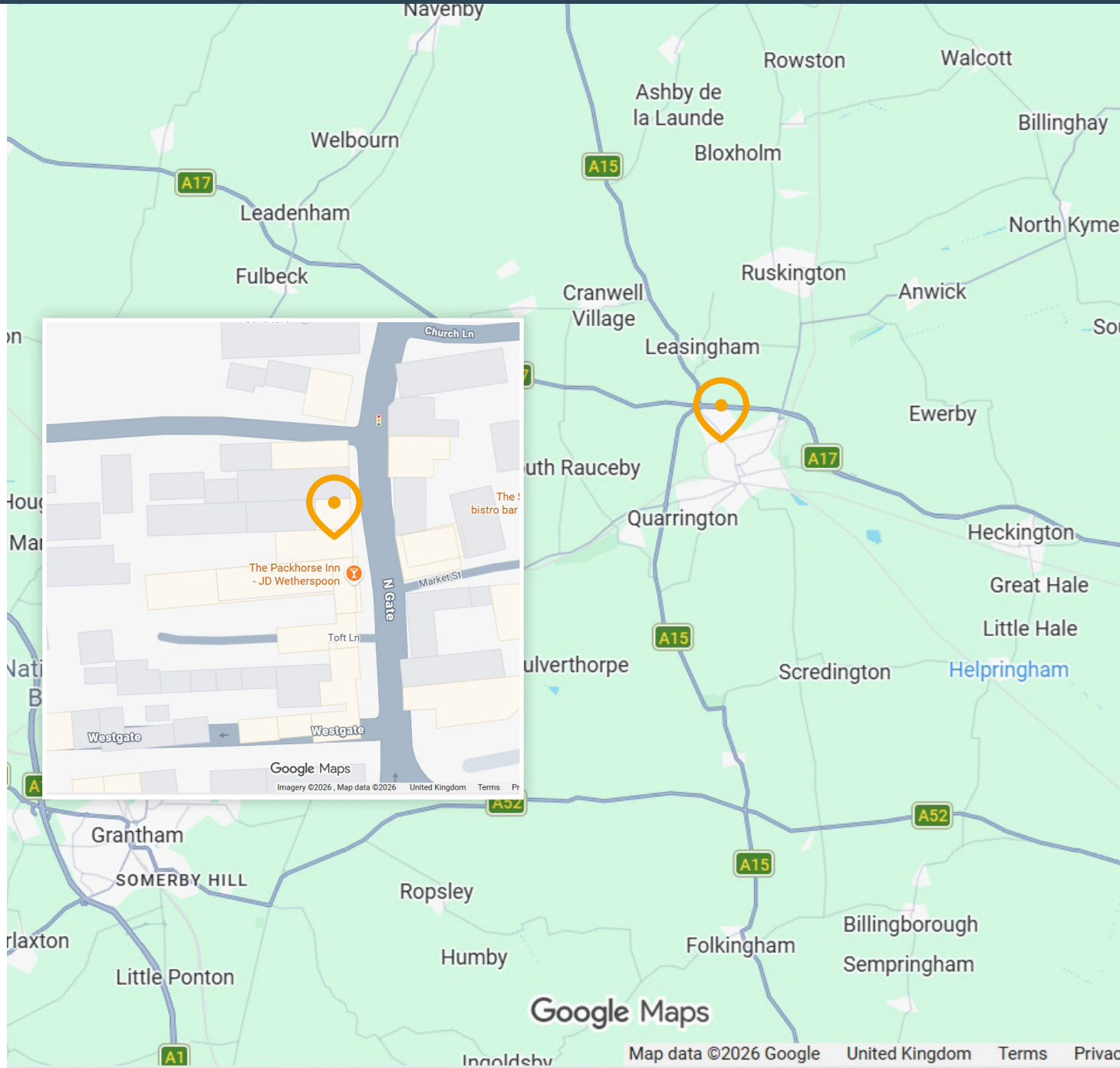
Location

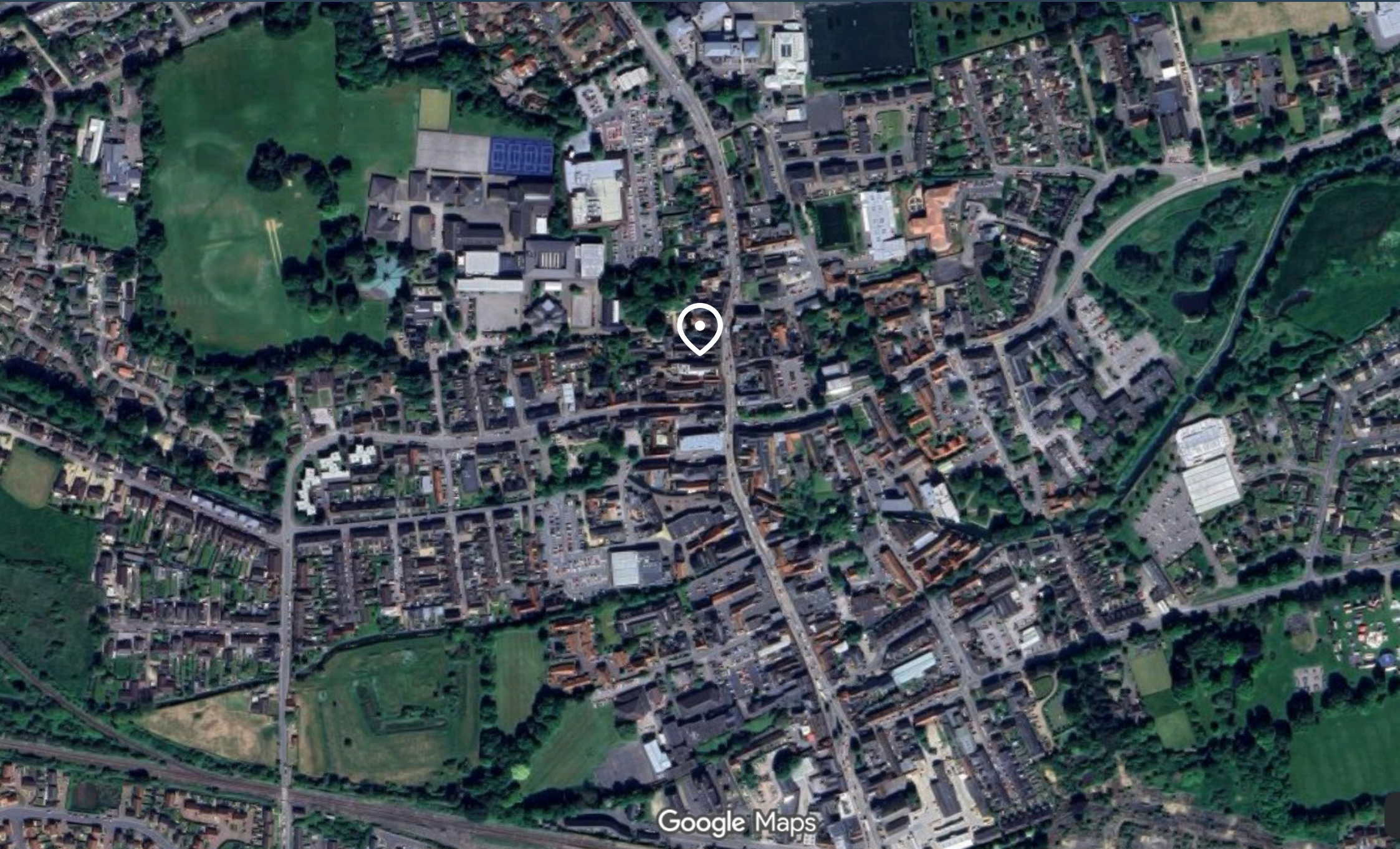
The property enjoys a prominent location within the heart of the attractive and popular Market Town of Sleaford, on the western side of Northgate, the main route into the town centre from the A17/A15 Holdingham roundabout.

The surrounding area is very much mixed use in character with a good range of local, regional and national retailers and occupiers nearby.

Sleaford is a popular South Lincolnshire Market Town situated at the junction of the A15 and the A17 roads, with a population of about 18,000 and a catchment of about 25,000.

It is the administrative centre of the North Kesteven District and provides the base for the main headquarters of Interflora. It also provides a wide range of local amenities including Tesco, Sainsbury's, Lidl and Aldi Supermarkets and is the home of Carres Grammar and Kesteven and Sleaford High School, which are regarded as two of the best selective academy schools in Lincolnshire.





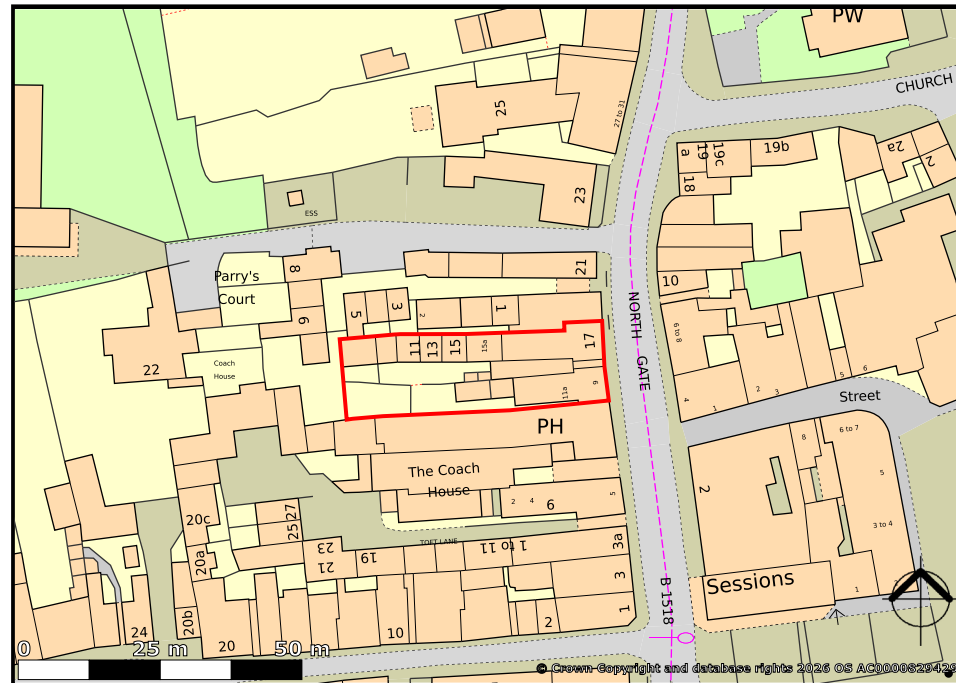
Google Maps





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9 - 17 Northgate, Sleaford, NG34 7BH



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Plotted Scale - 1:1,250