



The Tillbridge Centre, Corringham Road, Gainsborough, Lincolnshire, DN21 1EQ

Pygott & Crone

## The Tillbridge Centre, Corringham Road, Gainsborough, Lincolnshire, DN21 1EQ

- Excellent neighbourhood shopping investment.
- Built within the last 5 years.
- Good turn mix of retailers.
- Excellent lease terms.
- Expanding part of Gainsborough.
- Located next to a large residential scheme.
- Price:- £1.6 million.
- EPCs for Units 1-6 Rating A-B

# £1,600,000

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**LOCATION** - The property is situated approximately 1 mile east of Gainsborough town centre with a mix use area which comprises residential dwellings, leisure and educational facilities and employment areas.

Gainsborough is an historic market town in the West Lindsey district of Lincolnshire with a population of approximately 22,000. Gainsborough is also close to the Doncaster Finningley Robin Hood Airport and the London North East railway service to Kings Cross and Doncaster station.

Gainsborough has undergone major regeneration in recent years, with the £39 million Marshall's Yard development with all phases having been completed including 100,000 sqft of retail, 50,000 sq ft of offices together with leisure, trade counter and apartments with secure parking. Many of the High Streets national names have moved into the site including The Department Store Browns of York, Next, DW Sports, M&S Food, Laura Ashley, Greggs, Specsavers, New Look and many more.

Gainsborough is also internationally recognised for an 18 hole golf course owned by PING on the outskirts of the town close by to the subject investment.

**DESCRIPTION** - The property comprises 7 terraced modern individual retail units with customer parking for up to 33 and a number of staff parking spaces and service areas.

The property is of brick construction with pitched tile roofs. Each retail unit benefits from a frontage directly onto a pedestrian walkway adjoining the customer parking area.

The site area extends to approximately 0.33 hectares (0.82 acres) and the existing building covers approximately 31% of the site with the remainder currently tarmaced.

Plans for the property are attached.

**ACCOMMODATION** - The accommodation comprises:-

Unit 1  
Retail - 259.6 metres square (2793 square feet)  
Stockroom - 116.7 metres square (1256 square feet)

Unit 2  
Retail - 98 metres square (1054 square feet)

Unit 3  
Retail - 98 metres square (1054 square feet)

Unit 4  
Retail - 98 metres square (1054 square feet)

Unit 5a  
Retail - 38 metres square (561 square feet)

Unit 5b  
Retail - 38 metres square (561 square feet)

Unit 6  
Retail - 113 metres square (1216 square feet)

**SERVICES** - All mains services are connected.





## TENANCY SCHEDULE

Unit 1 - Tenant - Blakemoor Retail Ltd. Term 15 years. Commencement date November 2012. Commencing rent £26,000. Rent reviews 5 and 10th year.

Unit 2 - Tenant - Sage Beauty Ltd. Term 3 years. Commencing 26 February 2016. Commencing rent £10,800.

Unit 6.4 - Tenant - Co-op Funeral Services. Term 10 years. Commencing 26 October 2016. Commencing rent £10,800.

Unit 4 - Tenant - Barnados. Term 10 years. Commencing 26 November 2012. Commencing rent £15,750. Rent review every 5 years.

Unit 5a - Tenant - Gregg Ere 8 Kitchens, Bathrooms & Bedrooms Ltd. Term 5 years. Commencing 15 February 2018. Commencing rent £2,500. Rent review every 5 years.

Unit 5b (Takeaway)- Tenant - Ben Nicholuson & Chris Basu. Term 3 years. Commencing 1 September 2018. Commencing rent £7,500.

Unit 6 - (Takeaway) Tenant - Mazhar Hussein. Commencing 19 September 2017. Commencing rent £11,950.

**BUSINESS RATES** - West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough DN21 2NA. Telephone:- (01427) 676676.

**VAT** - Exclusive.

### VIEWING - VIEWING SOLE AGENTS

Viewing is strictly by appointment with the sole agents:

Pygott & Crone, 36a Silver Street, Lincoln, LN2 1EW

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**EPC** - Units 1 - 6 Rating A - B

**PRICE** - £1.6 million



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