



Gibson House, Gibson Road, Caenby Corner Estate, Hemswell Cliff,

Freehold £500,000 / To Let from £1,584 pax

- For Sale or To Let
- Ideal investment opportunity
- 7013 sq ft of office space
- Ground and First floor office suites
- 2 bedroom flat on second floor
- Parking for over 40 cars
- Office suites & Storage premises available to let
- Substantial site

A fantastic investment opportunity to purchase the freehold of this quality office premises situated in the established Hemswell Cliff Business Park situated close to the A15 between Lincoln and Scunthorpe. The property currently offers rental income of approx. £45,000pa, with the potential of £65,000.



T.01522 536777
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 Lincoln, LN2 1JJ
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SITUATION - Gainsborough is undergoing major regeneration with the £39 million Marshall's Yard development with phase 1 having recently been completed including 100,000 sqft of retail, 50,000 sq ft of offices together with leisure, trade counter and apartments with secure parking when complete. Many of the High Streets national names have moved into the site including Next, JJB Fitness, M&S Food, Allied Carpets, New Look. Gainsborough also boasts an internationally recognised 18 hole golf course owned by PING on the outskirts of the town. There is also major regeneration along the River Trent including the Granary Wharf development which has recently been completed. Gainsborough is also close to the Doncaster Finningley Robin Hood Sheffield Airport, the main GNER service at Retford to London Kings Cross and Doncaster Station.

DESCRIPTION - The overall size of the building is 7,013 sq ft plus a 2 bedroom flat at first floor.

ACCOMMODATION - The accommodation more particularly comprises:

GROUND FLOOR EAST SUITE - 1,480 sq ft

GROUND FLOOR NORTH SUITE 2 - 484 sq ft

FIRST FLOOR OFFICE 1 - 618 sq ft

STORE ROOM 4 - 187 sq ft

SERVICES - Mains electricity, water and drainage are connected to the property; however all prospective purchasers are advised to check upon the adequacy of these supplies for their own purposes.

LOCAL COUNCIL - West Lindsey District Council, tel: 01427 615411

EPC - The Energy Performance Certificate for this property is attached hereto:



LEASE DETAILS - A full list of rental information is available from the agents on request. the tenants are mainly of licenses with 90 day notices.

VIEWING - Viewing is strictly by appointment with the sole agents:

Pygott & Crone
Lawrence House
27-29 Clasketgate
Lincoln
LN2 1JJ

Tel: 01522 536777

Contact: William Downing / Jamie Thorpe / Robert Waterhouse

Email: wdowning@pygott-crone.com / jthorpe@pygott-crone.com / rwaterhouse@pygott-crone.com

NOTE - The Money Laundering Regulations 2007 has been extended to include estate agency work with the definition of relevant business. Estate agency is as defined in the Estate Agents Act 1979. Auctioneers and estate agents will have to put certain anti-money laundering procedures into place. Failure to do so will be a criminal offence that carries a penalty of a maximum of two years imprisonment, or a fine or both. The principal requirements are identification of clients, record keeping, internal reporting procedures and employee training and awareness.



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