



Units 12-14, Willoughby Street, Gainsborough  
DN21 1HU

#1237607/2026C

# Units 12-14, Willoughby Street

Gainsborough, DN21 1HU



## Agreement

To Let



## Detail

Trade Counter/Industrial Unit



## Rent

£28,000 pax



## Size

517.33 sq m (5,567 sq ft)



## Location

Gainsborough, DN21 1HU



## Property ID

#1237607/2026C

**For Viewing & All Other Enquiries Please Contact:**



## Jasper Nilsson

MSc

Surveyor

T: 01522 544515

M: 07929 105 395

E: [jasper.nilsson@eddisons.com](mailto:jasper.nilsson@eddisons.com)

## Property

The property comprises an industrial unit that has previously been used as a trade counter.

The premises contain a trade counter area, office, multiple warehouse areas, mezzanine, kitchenette and a WC.

At the front of the property, the trade counter area is accessed through a shared gated entrance on Willoughby Street and, at the rear, there are large double doors for deliveries and designated parking spaces for staff. The double doors are circa 3.4 metres in height. The minimum working height is 3.9 metres.

Racking is available by way of separate negotiation with the landlord.

## 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 <sup>2</sup>	ft <sup>2</sup>
<b>Total GIA</b>	<b>369</b>	<b>3,971</b>
Mezzanine	148.33	1,596

## Energy Performance Certificate

An EPC is being commissioned.

## Services

We understand that mains water, 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 B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

**Charging Authority:** West Lindsey District Council  
**Description:** Warehouse and Premises  
**Rateable value:** £20,000

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 **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£28,000 per annum exclusive**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

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

## Anti-Money Laundering

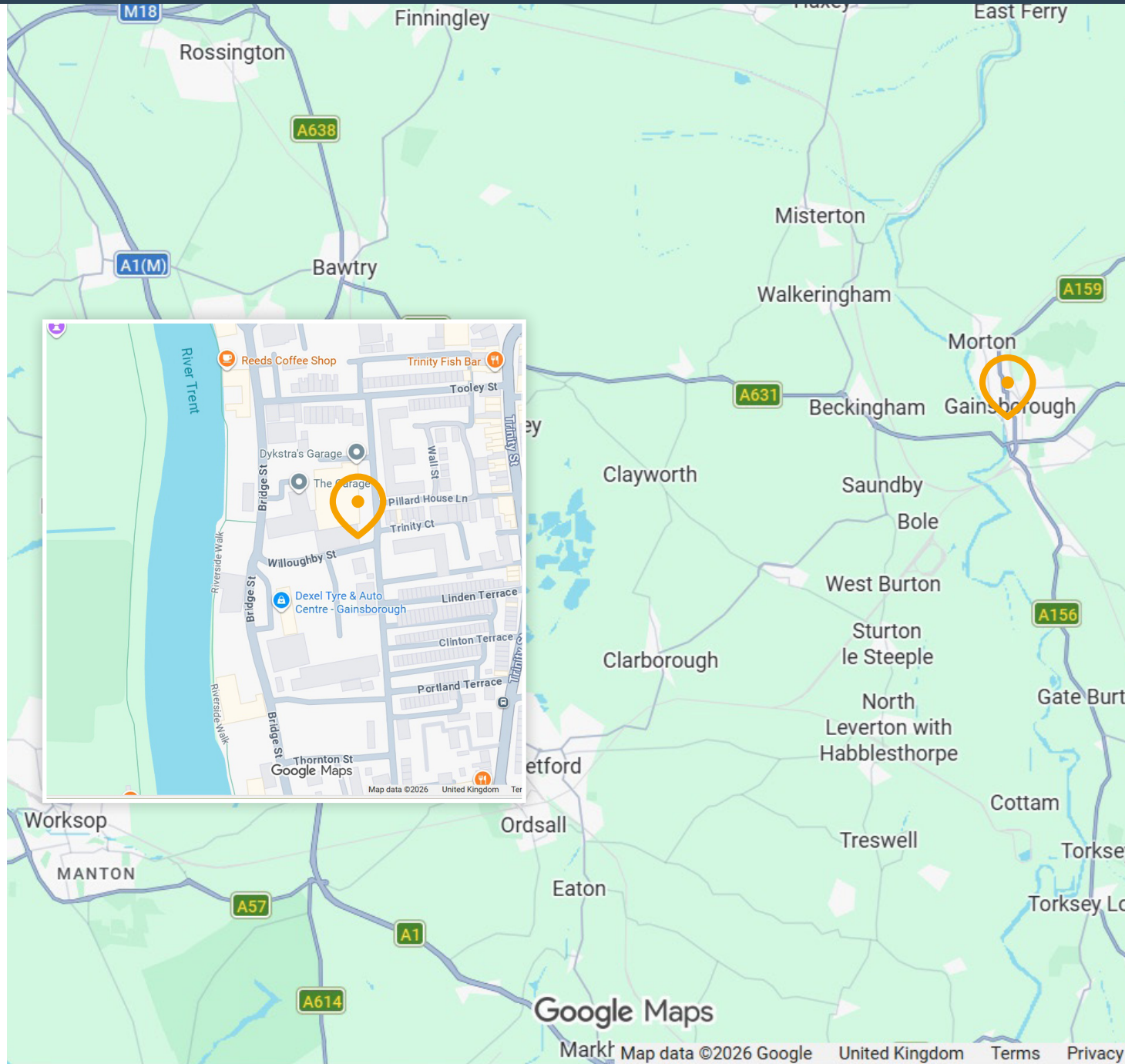
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



## Location

The property occupies a convenient position, a short distance from Gainsborough Town Centre, the A631 dual carriageway and other access roads.

Gainsborough is a growing East Midlands Market Town with a resident population of 20,537 (2021 Census).







Google Maps





Unit 12-14, Willoughby Street, Gainsborough, DN21 1JJ

