

CROWN HOUSE
2 HEATON STREET
GAINSBOROUGH
LINCOLNSHIRE
DN21 2EF

£50,000 TO LET PAX

- Modern retail warehouse unit.
- Prominent frontage.
- 699.9m² (7,534ft²) GIA including mezzanine.
- Adjacent to Boyes and Lidl.
- Close proximity to the town centre.
- Rear loading facility.
- Negotiable Lease Term.
- EPC rating - TBC.

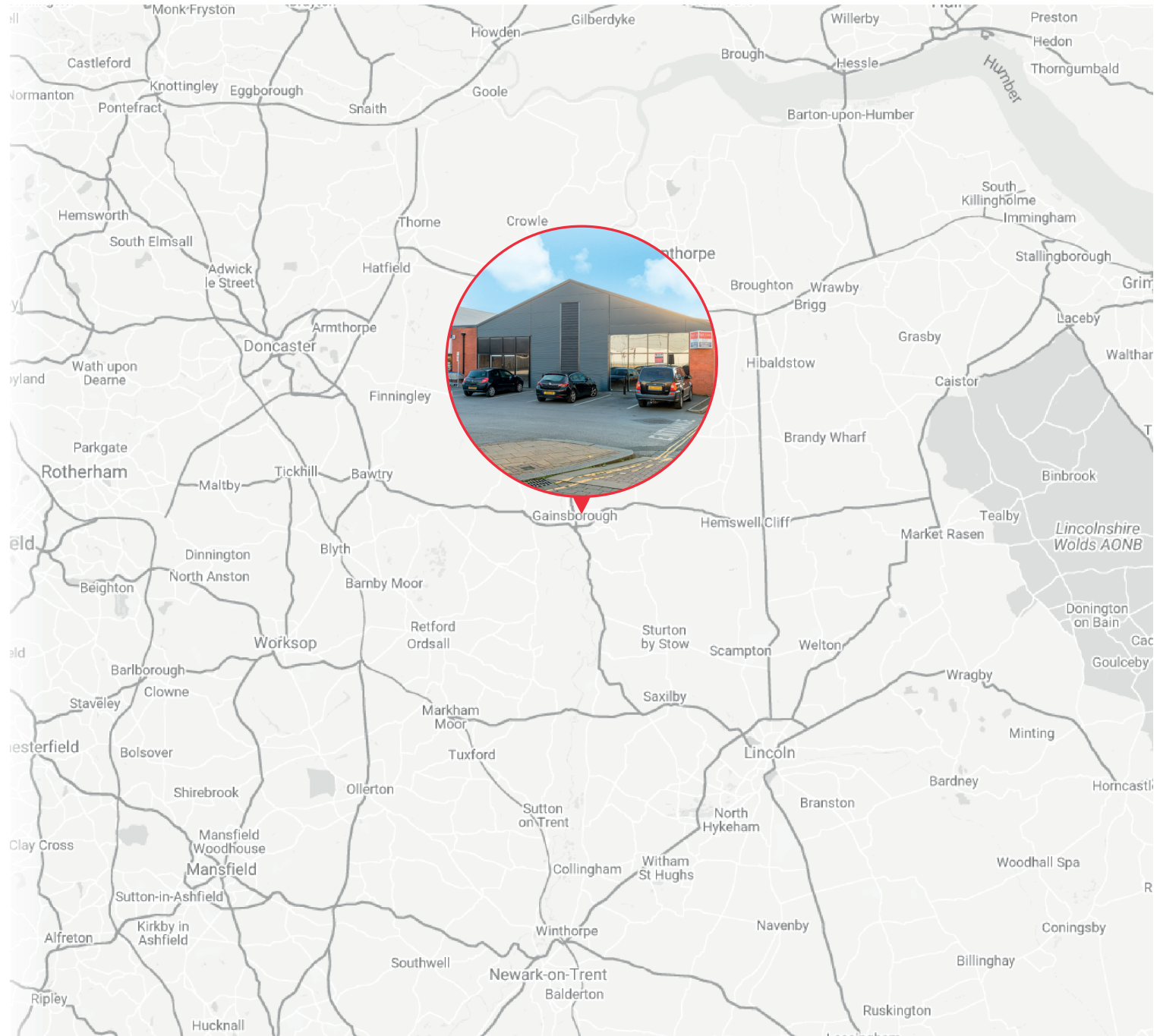
DETAILS

The Property comprises a modern retail showroom unit with an attractive double aspect glazed frontage, with double doors leading a predominately clear span retail area.

To the front of the Property is a designated parking area and loading facilities to the rear.

LOCATION

The Property is located on the west side of Heaton Road and adjoins Boyes, it is directly opposite the new Lidl store and within close proximity to the town centre and Marshalls yard shopping centre.



GROUND FLOOR



MEZZANINE



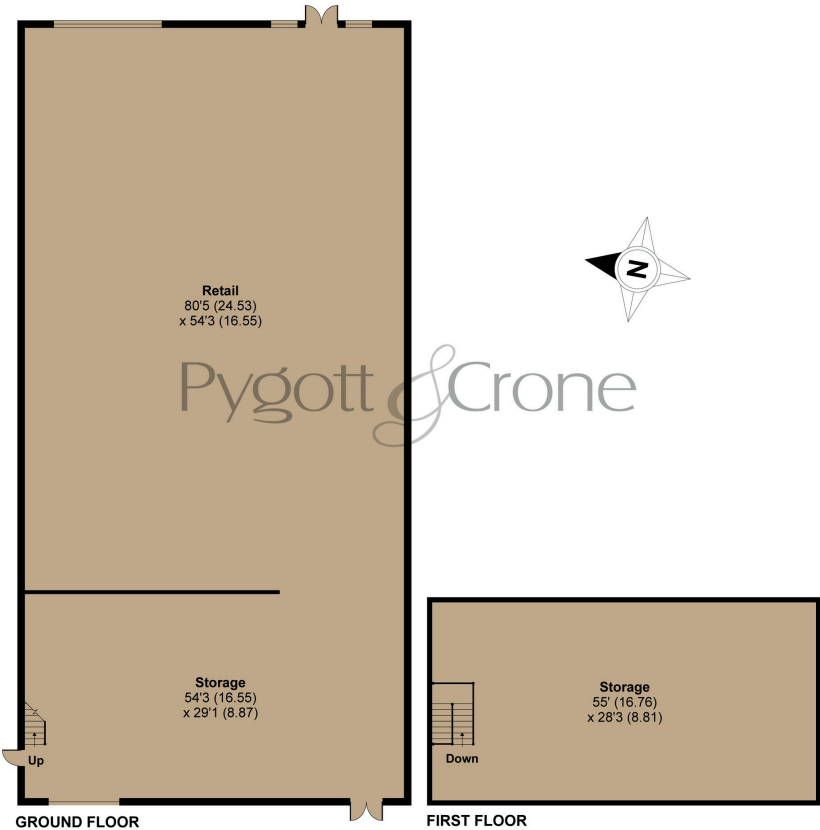
EXTERIOR



FLOOR PLAN

Heaton Street, Gainsborough, DN21

Approximate Area = 7534 sq ft / 699.9 sq m
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichescom 2020. Produced for Pygott & Crone. REF: 584336

FURTHER INFORMATION

Accommodation

The Property has been measured in accordance with the prevailing RICS code of measuring practice.

We understand the Property extends to 552.25m² (5,944ft²) as ground floor retail accommodation and 147.65m² (1,589ft²) as mezzanine storage.

Lease Terms

The property is available by way of new lease, on full repairing and insuring terms at a commencing rent of £50,000 per annum exclusive. The rent will be exclusive of VAT (if applicable) and all other outgoings.

The rent is to be paid quarterly in advance on a lease term to be agreed.

Service Charge

The tenant is required to contribute to the estate service charge levied by the landlord in respect to the maintenance and upkeep of the common parts of the development.

Business Rates

The Property has a rateable value of £62,000.

Legal Costs

Each party will be liable for their own legal costs in documenting the transaction.

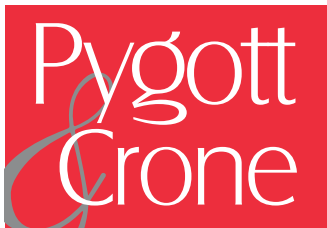
VAT

If applicable, VAT will be payable in the usual manner.

Viewing

Viewing is strictly by appointment with the sole agents:

Pygott & Crone,
21 The Forum,
North Hykeham,
Lincoln,
LN6 8HW



VIEWING IS STRICTLY BY APPOINTMENT ONLY WITH THE SOLE SELLING AGENT



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