
3-5 Market Street

Gainsborough | DN21 2BL

Prominent corner retail unit close to Market Place

Ground Floor Sales 63.35m² (682ft²)



- **Prominent corner location facing directly into Market Place**
- **Extensive window frontage of 32'6" (9.90m)**
- **Existing A2 planning consent**
- **Rear delivery access**



For Sale/To Let



Location

Gainsborough is an inland port situated approximately 18 miles north west of Lincoln and with a resident population of 22,000.

The property is situated in a prominent location facing Market Place which contains several established retailers including Superdrug, Poundstretcher, Boots, Heron and Peacocks.

The premises are immediately adjacent to William Hill and within the same parade as Santander and Ladbrokes.

Accommodation

The premises are arranged over ground, first and second floors with the second floor being disused and contain the following approximate dimensions and floor areas:-

Description		
Frontage	32'6"	9.90m
Built Depth	38'2"	11.64m
Ground Floor Sales	682ft ²	63.35
First Floor Anc	284ft ²	26.38m ²
Second Floor Anc	134ft ²	12.45m ²

The premises benefit from rear servicing.



Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of:-

£14,250 per annum

Freehold Price

Alternatively the premises are available for sale with vacant possession at a price of:-

£142,500

Business Rates

We are verbally advised by West Lindsey District Council Business Rates Department that the premises are assessed as follows:-

Rateable Value 2017: £15,500

The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Planning

The premises currently benefit from planning consent for:-

A2 (financial & professional services)

The premises would also be suitable for Class A1 (retail) and subject to obtaining the necessary planning consents for Class A3 (restaurant & café) or A5 (hot food takeaway).

EPC

A copy of the EPC is available upon request.

VAT & Legal Costs

VAT is not applicable. Each party is to be responsible for their own legal fees incurred in connection with this transaction.

