

Retail Unit - TO LET

1-3 Church Street, Gainsborough DN21 2JJ



Ryan Lynch
07925 870289
ryan@bereal.co.uk

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Real
Estate.

Accommodation

The approximate floor areas are as follows:

Description	Area (Sq Ft)	Area (Sq M)
Ground Floor	447	41.55
Total	447	41.55

Key Features

- Fully glazed retail frontage
- Ancillary storage to the rear
- W/C and Kitchenette
- Available End of March 2026

Description

The property comprises a ground floor retail area with tiled flooring, positioned behind glazed frontage onto Church Street which provides visibility to passing pedestrians and vehicles.

W/C facilities together with a smaller storage cupboard are situated at first floor level.

Non-allocated parking is available directly opposite the property.



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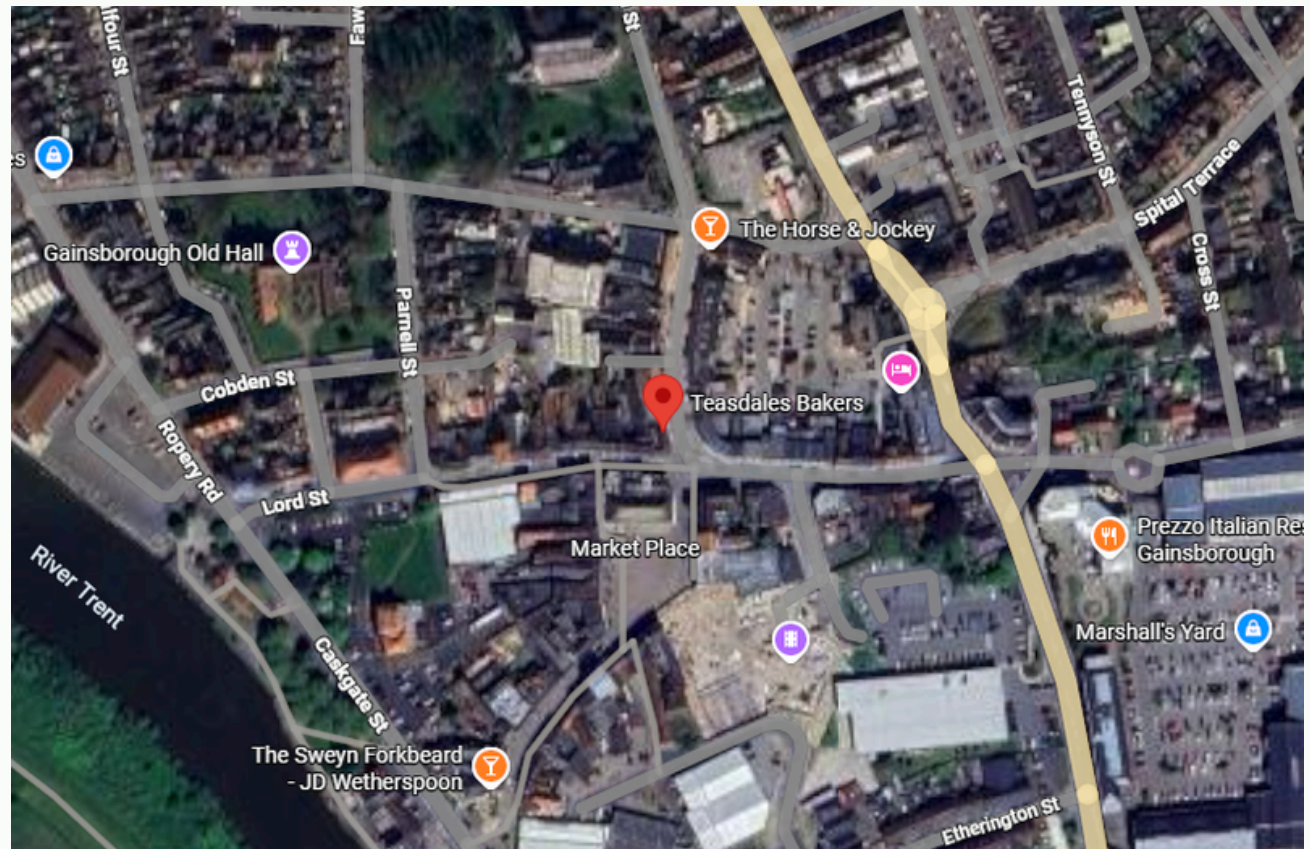
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Location

The premises are situated within the town centre of Gainsborough, a market town in Lincolnshire located approximately 20 miles east of Doncaster and around 18 miles north of Lincoln.

The property lies close to the junction of Church Street and Lord Street and is positioned amongst a mix of independent retailers and local amenities.

Gainsborough Central railway station is within roughly 0.3 miles of the property, while the A156 and A631 offer straightforward vehicular links to surrounding towns and the broader motorway network



Rateable Value	£6,100 (April 2026) (LINK)
EPC	C (53) (LINK)
VAT	Payable on all outgoing at the prevailing rate.
Costs	Each party will be responsible for their own costs.



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Proposal

New lease available directly from the landlord on terms to be agreed, subject to vacant possession. Rent **£9,000 per annum (£750 per month)** exclusive.



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James Kinally
07473 145728
james@bereal.co.uk

Be Real Estate.

020 3370 2218

bereal.co.uk

5 Riverview, Walnut Tree Close,
Guildford, Surrey, GU1 4UX



Commercial Property
Management



Valuation & Lease Advisory



Agency & Investment



Building Consultancy

SUBJECT TO CONTRACT

Anti Money Laundering Regulations

In order to comply with anti-money laundering legislation, where applicable and following agreement of terms the tenant/purchaser will be required to provide certain identification documents.

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