



108 Trinity Street, Gainsborough, DN21 1HS

Pygott & Crone

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- Investment Property
- Ground Floor Shop
- 2 Bed First Floor Flat
- Gr Fl Shop £5,400 p/a
- Vacant Flat - £450 pcm
- Town Centre Position
- Garage To Rear

£100,000

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SITUATION - Gainsborough has undergone major regeneration in recent years, with the £39 million Marshall's Yard development with all phases having been completed including 100,000 sqft of retail, 50,000 sq ft of offices together with leisure, trade counter and apartments with secure parking. Many of the High Streets national names have moved into the site including The Department Store Browns of York, Next, DW Sports, M&S Food, Laura Ashley, Greggs, Specsavers, New Look and many more.

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 LNER service at Retford to London Kings Cross and Doncaster Station.

LOCATION - The property is situated on Trinity Street within a quarter of a mile within the main Marshalls Yard development, market place and main commercial area of Gainsborough in a mixed residential and commercial area.

The property comprises a ground floor shop and first floor flat.

DESCRIPTION - The property comprises a ground floor shop with Kitchen, Shower Room & WC and a first floor 2 bedroom flat.

ACCOMMODATION - Shop - 5.17m x 3.80m into bay window + 4.11m x 3.18m + 2.89m x 4.07m + 2.05m x 10.13m

Kitchen - 2.38m x 3.32m

Shower Room with WC off - 1.49m x 2.84m

Garage - 4.92m x 4.09m

Flat - 108A

Kitchen - 2.97m x 2.81m

Bathroom - 2.62m x 2.88m

Bedroom - 3.18m x 3.60m

Lounge - 4.22m x 4.29m max
Useable second floor bedroom - 4.22m x 4.85m

PRICE - £100,000.

LEASE TERMS - The ground floor is let to Hollywood Nail Bar for 9 years 4 months from 2010 at £420 pcm, £5,040 pa.

The first floor flat is let on a tenancy at £350 pcm.

SERVICES - Mains electricity, water and gas are connected.

BUSINESS RATES - The property has a rateable value of £2,450.

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

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

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