

PRICE REDUCTION



23-25 Market Place,
Gainsborough, DN21 2BP
#1889/2023J

Eddisons

| Incorporating
Banks Long & Co

23-25 Market Place

Gainsborough, DN21 2BP



Agreement

To Let / For Sale



Detail

Retail Unit



Rent/Price

£4,000 pax
£110,000



Size

219.45 sq m (2,361 sq ft)



Location

Gainsborough, DN21 2BP



Property ID

#1889/2022A

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a mid terrace retail unit of traditional brick construction, with a ground floor double fronted retail unit and two floors of ancillary accommodation over.

Internally the property is finished off to a reasonable standard.

The property occupies a prominent position overlooking the Market Place with a good range of national and regional occupiers situated nearby, including Boots, Peacocks, Heron, Superdrug, WH Smith, Argos and Sports Direct. The Town's thriving Market trades on a Tuesday and Saturday.

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 ²	ft ²
Ground Floor sales/ancillary accommodation	82.63	889
First Floor ancillary accommodation	76.50	823
Second Floor	60.32	649
Total NIA	219.45	2,361

The property has a ground floor ITZA of 655 sq ft.

Energy Performance Certificate

Rating: D82

Services

We understand all mains services are available and connected to the property. These have not been tested and 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 E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Retail), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Rate

Charging Authority: West Lindsey District Council
Description: Shop and Premises
Rateable value: £19,750
UBR: 0.512
Period: 2021-2022

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 an effective Full Repairing and Insuring lease for a term of years to be agreed.

Alternatively, the freehold interest is available **For Sale** with vacant possession on completion.

Price/Rent

£4,000 per annum exclusive / £110,000 for the freehold interest with vacant possession

VAT

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

Legal Costs

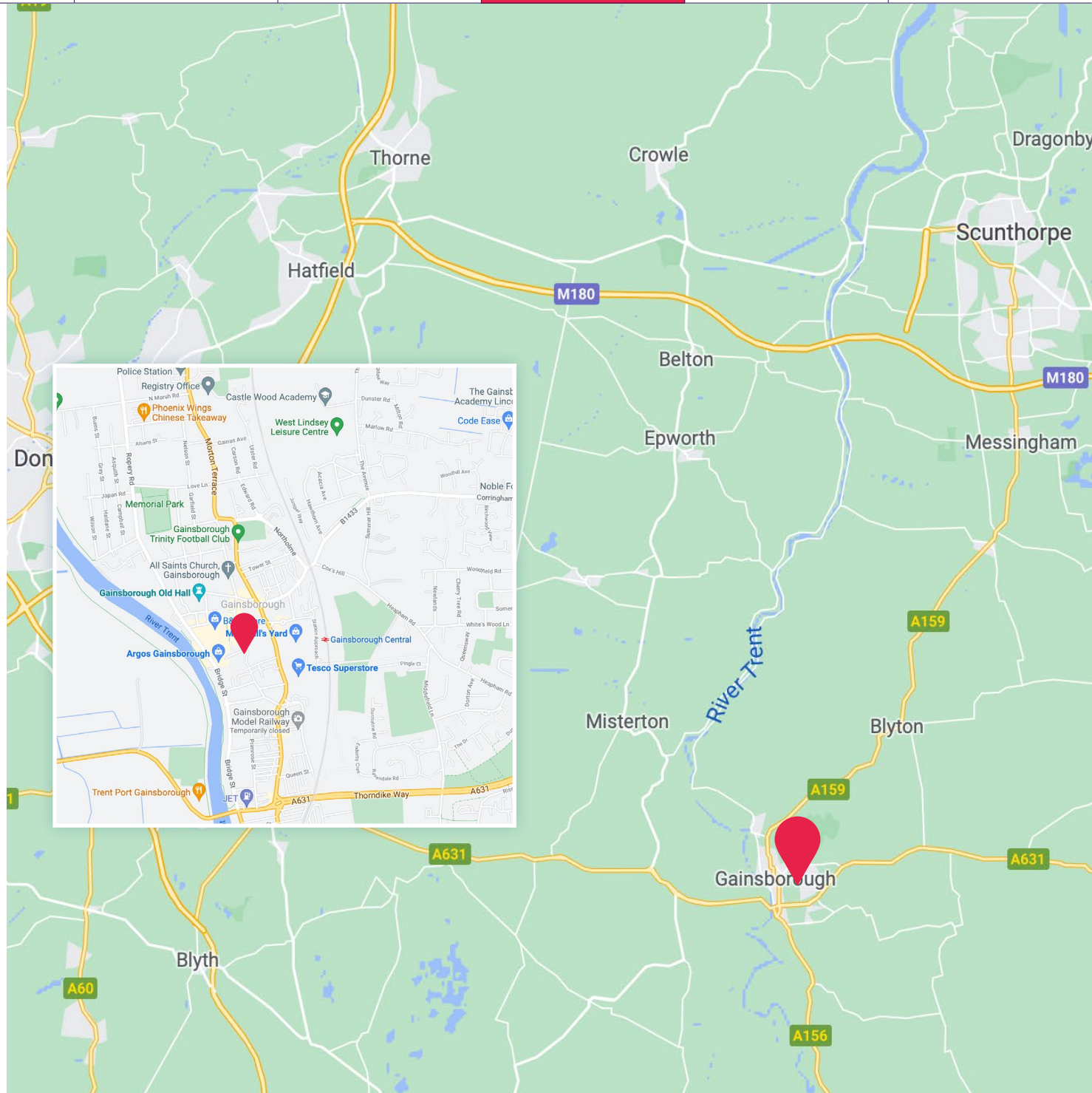
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

Gainsborough is a historic Market Town with a population of over 20,000 people and a resident catchment within 20km of just over 133,000. It is the administrative and shopping centre for the District of West Lindsey and is situated 15 miles north west of Lincoln, and a similar distance south east of Doncaster and 12 miles south of Scunthorpe.

The property occupies a prominent position on the Town's Market Place, close to a good range of national and regional retailers, including Boots, Peacocks, Heron, Superdrug, WH Smith, Argos and Sports Direct. It has a well regarded market which trades on a Tuesday and Saturday.

The Town has seen significant investment in recent years, particularly with the development of Marshalls Yard, a £40m mixed use regeneration project, which provides a popular and thriving retail scheme, attracting shoppers from a wide catchment into the town centre. Occupiers within this scheme includes : Next, M&S Food, Fat Face, Holland & Barrett, The Range, Wilkos, Costa Coffee and Prezzo.

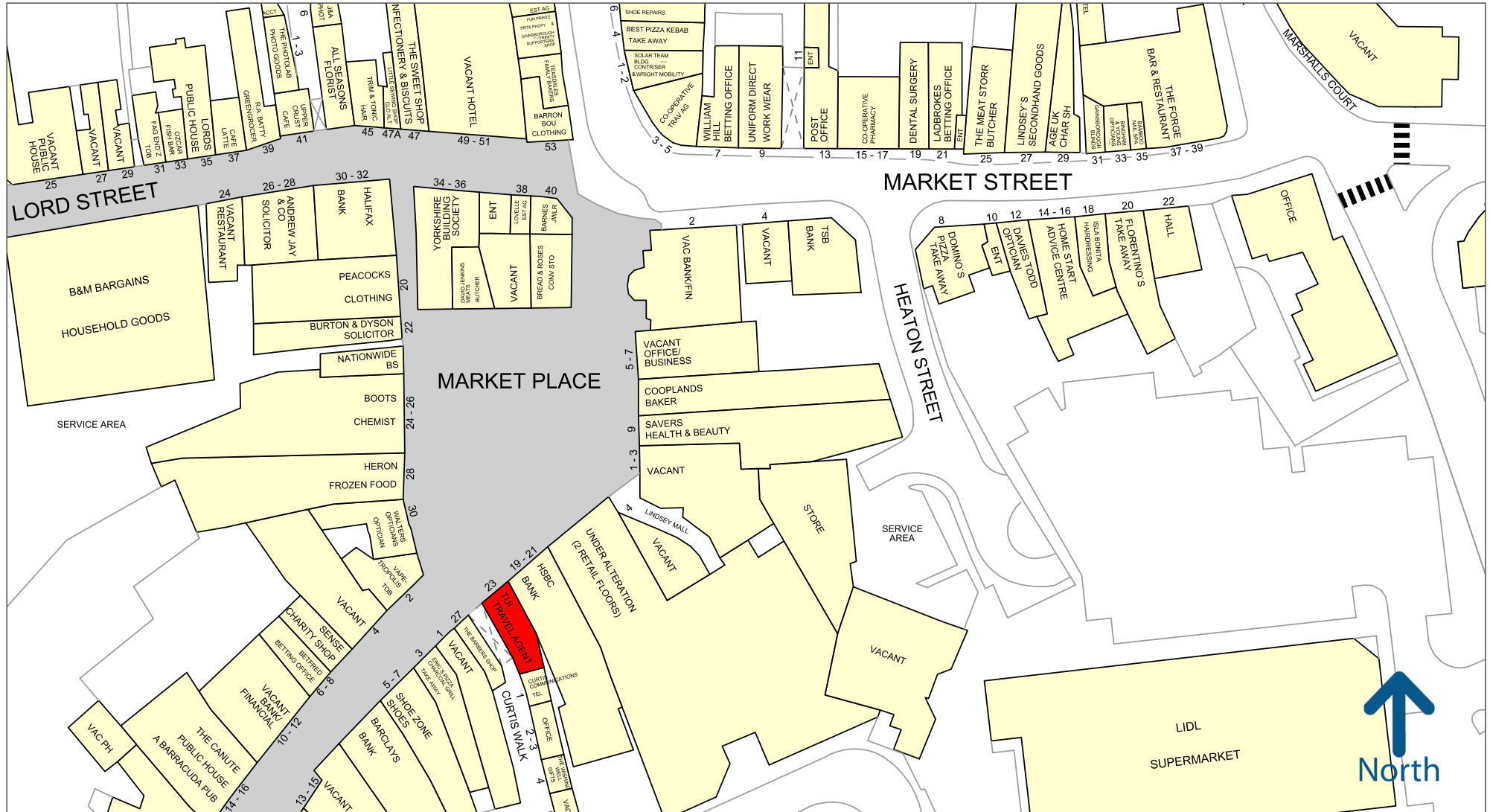








Gainsborough



50 metres

Experian Goad Plan Created: 14/01/2022
Created By: Banks Long



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