



**9 Market Street, Gainsborough,  
DN21 2BL**  
#2373/2023G

**Eddisons**

Incorporating  
**Banks Long & Co**

# 9 Market Street

Gainsborough, DN21 2BL



Agreement

To Let



Detail

Retail Unit



Rent

£15,000 pax



Size

162.30 sq m (1,747 sq ft)



Location

Gainsborough, DN21 2BL



Property ID

#2373/2023G

**For Viewing & All Other Enquiries Please Contact:**



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Director

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Property

The property comprises a mid terraced retail unit arranged over ground, first floor and second floor.

The property has a double fronted glazed shop front abutting Market Street and a pay and display surfaced car park to the rear.

Internally the retail space has a solid tiled floor, slat walls and a suspended acoustic ceiling.

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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor	131	1,410
Ground Floor Ancillary	10.70	115
First Floor	20.56	221
Second Floor	Not yet measured	
Total NIA	162.26	1,747

Energy Performance Certificate

Rating: C58

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These services 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).

Alternative uses may be appropriate subject to receipt of neccessary Planning Consent, including use of property for hot food takeaway use.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

**Charging Authority:** West Lindsey District Council  
**Description:** Shop and Premises  
**Rateable value:** £17,500  
**UBR:** 0.512  
**Period:** 2023-2024

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 a new Full Repairing and Insuring lease, for a term of years to be agreed.

Rent

**£15,000 per annum exclusive**

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

The property occupies a prominent location on Market Street, close to the junction with Market Place/ Church Street, within the centre of the large market town of Gainsborough. The town benefits from a wealth of regional and national retailers including Boots, Peacocks, Heron Frozen Foods, Superdrug, WH Smith, Argos and Sports Direct. Also nearby retailers including Coop Pharmacy, Post Office and Travel Agents. The towns thriving market trades on Tuesday and Saturday.

Gainsborough is a historic market town with a population of over 20,000, a catchment within 20km of over 133,000 and is administrative and major shopping centre of West Lindsey District Council. It has seen significant investment over the past 10 years, with the development of the Marshall Yard Shopping Centre and more recently a Travelodge Hotel.













