



GROUND FLOOR RETAIL UNIT

4 Silver Street, Gainsborough, Lincolnshire DN21 2DP

- Prime Town Centre Retail Unit.
- Net internal area approx. 118.5 square metres (1,270 square feet).
- Premises available by way of new effective full repairing and insuring lease for a minimum term of 3 years.
- Neighbours include Sense, Betfred and Barclays.
- Available Immediately.

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BROWN & CO JH Walter

RENT: £12,500 P.A.X LEASEHOLD | 1,270 SQ FT (118 SQ M)

Property and Business Consultants

LOCATION

Gainsborough is a well-located Town on the River Trent having a population of approximately 23,000 people and being situated off the A631 provides good links to both the A57 and the M180. Gainsborough is located approximately 18 miles to the north of Lincoln and 20 miles south east of Doncaster.

Silver Street is one of the primary retail areas within Gainsborough being adjacent to the thriving market place and is just approximately 0.5 miles from Gainsborough Central Station. Neighbours include Sense, Betfred and Barclays.

DESCRIPTION

4 Silver Street briefly comprises a mid-terraced ground floor property occupying a prime Retail pitch.

Internally, the property comprises a large rectangular Retail area with a WC and store at the rear. On the upper ground there is a Kitchen and further WC's.

Externally there is a yard to the rear of the property.

ACCOMMODATION

The property provides the following accommodation and has been measured on a net internal area basis:

Floor	Description	Sq M	Sq Ft
Ground	Sales Area	111.1	1195.3
Ground	Store	1.1	12
Ground	WC	-	-
Upper Ground Floor	Kitchen	5.8	62
Upper Ground Floor	WC	-	-
	TOTAL	118	1,270

EPC RATINGS

The property has an EPC Rating of E114.

RENT

We are quoting a rent of £12,500 per annum in respect of this property.

LEASE TERMS

The property is to be made available by way of a new effective full repairing and insuring lease for a minimum term of 3 years.

VAT

We understand that VAT will be charged upon the rent and other outgoings to be paid under the terms of the new lease to be granted.

BUSINESS RATES

The property is assessed under the 2017 Rating List as a Shop and Premises with a Rateable Value of £20,500.

For further information in respect of the amount of Business Rates payable in respect of this property, prospective tenants should contact West Lindsey District Council Tel: 01427 676676.

SERVICES

We understand that the property is connected to mains electricity, water and drainage.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

TOWN & COUNTRY PLANNING

We understand that the site is allocated for uses falling with Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should make their own enquiries with to West Lindsey District Council on 01427 676676 to verify the current use of the property and to establish the likelihood of obtaining the necessary consents for a change of use if required.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of preparing any new lease agreed.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Joint Sole Letting Agents:

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