

18 SILVER STREET

GAINSBOROUGH, DN21 2DP

FREEHOLD

FORMER PUBLIC HOUSE AND OFFICE
BUILDING FOR SALE



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- **Freehold**
- **Suitable for alternative uses subject to planning**
- **Prominent central position**
- **Attractive and substantial three storey Grade II listed building**
- **Site extends to circa 0.12 acres**
- **Situated a short walk from Gainsborough Central Train Station and national operators including Boots, Argos, Travelodge, McDonalds and KFC**
- **GIA - 498 sq m (5,360 sqft)**
- **Offers in excess of £100,000 plus VAT if applicable are invited for the freehold interest**
- **[Google Street View](#)**

LOCATION

The popular market town of Gainsborough lies on the River Trent, 18 miles north-west of Lincoln, 20 miles south-east of Doncaster and 39 miles east of Sheffield. Gainsborough Central Train Station provides regular services between Sheffield and Lincoln. The town is the focus of a significant regeneration programme 'Thriving Gainsborough 2024' facilitated by £18m of investment which includes a new cinema-led complex which will drive footfall into the town centre.

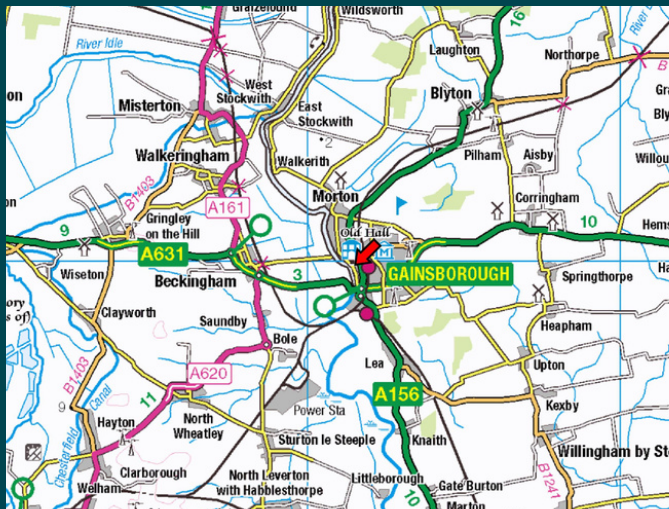
The property occupies a central location on pedestrianised Silver Street close to Market Place and just off Bridge Street and the River Trent. Surrounding occupiers comprise a mix of retail and leisure premises with national operators including Boots, Argos, Costa, Travelodge, McDonalds and KFC all located within walking distance together with access to Gainsborough Central train station.

DESCRIPTION & ACCOMMODATION

The property is a Grade II listed three storey brick building with office accommodation to the rear and a private car park. Historically, the property was a former public house which was most recently converted to office accommodation and benefits from a large single glazed shop front. The offices are carpeted and decorated throughout and contain kitchen and WC facilities on each floor.

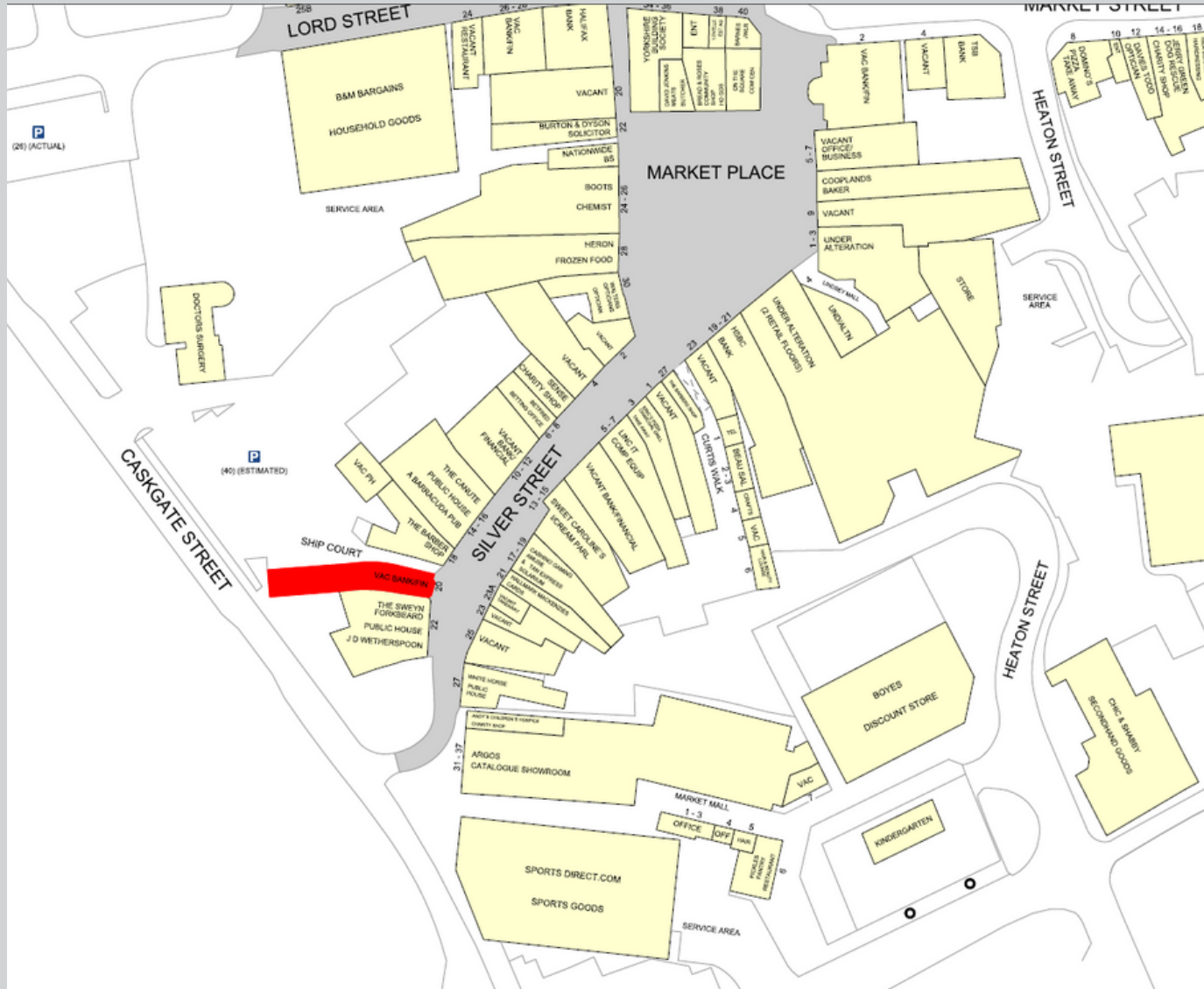
Ground Floor: Large single glazed former shop front, carpeted and decorated throughout. Kitchen, WC and storage facilities are in addition.

First and second floors: Former office accommodation which is carpeted and decorated throughout. Each floor provides kitchen and WC facilities.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Retail	173	1,862
First	Office	179	1,927
Second	Office	146	1,571
Total		498	5,360

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

RATEABLE VALUE & EPC

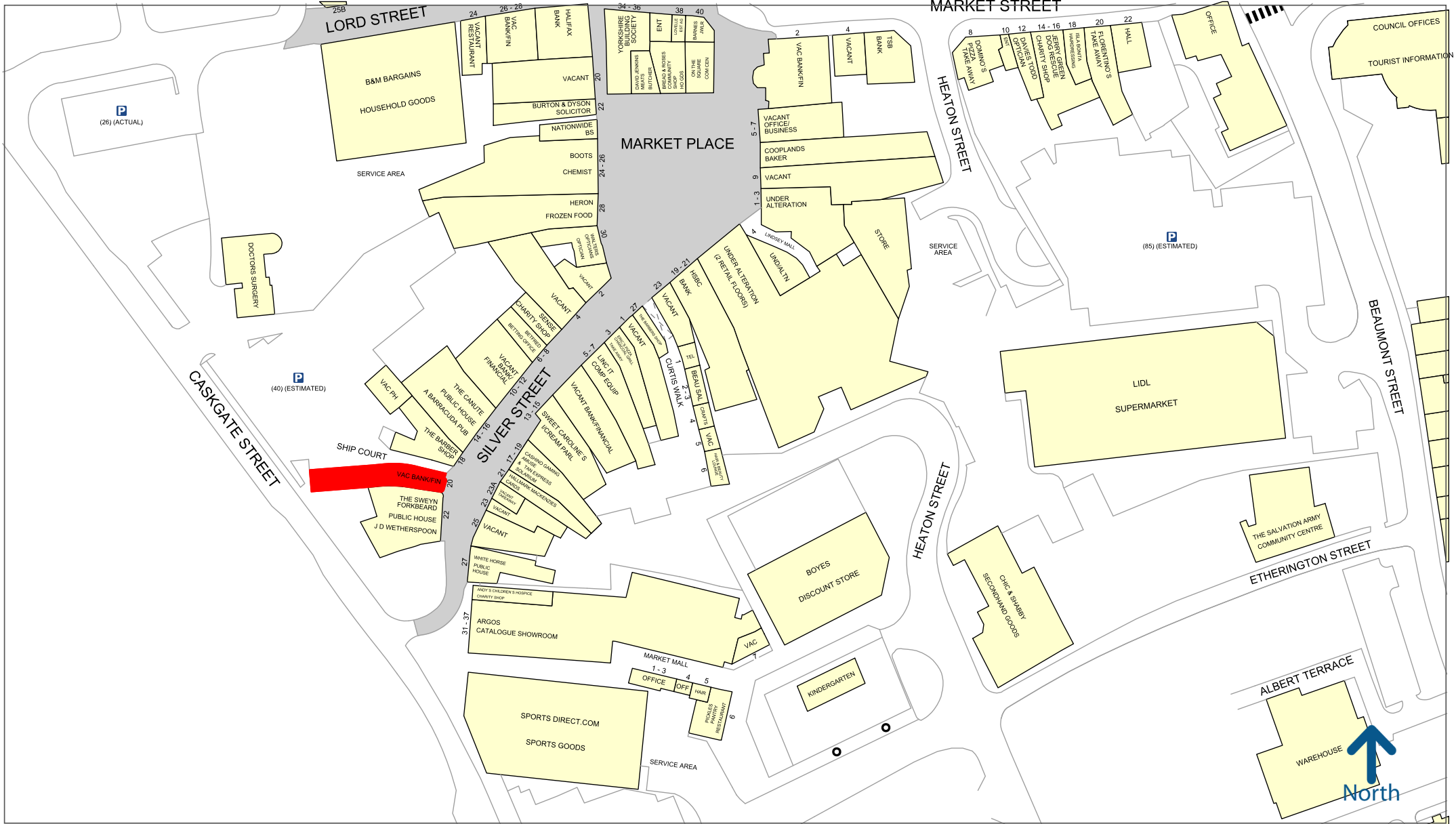
Rateable value (1 April 2023 to present) is £8,200. An EPC is in the course of preparation.

GUIDE PRICE

Offers are invited for the benefit of our client's freehold interest.

PLANNING

The property is Grade II listed and located within West Lindsey conservation area.



50 metres



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VIEWINGS & TERMS

No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE.

Offers in excess of £100,000, plus VAT if applicable, are invited for the benefit of our clients freehold interest.



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