



Online Auction
Thursday 11th June 2026

19 Lea Road, Gainsborough,
Lincolnshire, DN21 1LW

SW
Sanderson
Weatherall



Freehold residential investment let to an individual until 2032 producing £24,000 per annum

Guide Price: £160,000

Bidder security deposit: £3,500

Start time: 10.00am

Property Summary

- Freehold residential investment
- Let to an individual until 01/09/2032
- HMO arranged as six bedrooms
- 154.00 sq m (1,658 sq ft)
- Producing £24,000 per annum

Description

The property comprises a three storey end of terrace house arranged as six bedrooms. The ground floor comprises two bedrooms, dining room, kitchen, utility room and shower/WC. The first floor comprises two bedrooms, kitchen, 1 x bathroom/WC and 2 x separate WC's and the second floor comprises two bedrooms. The property is generally in good decorative condition and has a small rear yard.



Location

The market town of Gainsborough lies on the east bank of the River Trent and is located 18 miles north-west of Lincoln, 16 miles south-west of Scunthorpe, 20 miles south-east of Doncaster and 39 miles east of Sheffield. Gainsborough Lea Road and Gainsborough Central mainline stations are both close by, the former providing regular train services on the Lincoln to Leeds route and between Peterborough and Doncaster.

The property is situated to the south of the town centre adjacent to the River Trent, on the east side of Lea Road at the junction with Trent Street in a mainly residential area.



Accommodation

Ground Floor

Two bedrooms, dining room, kitchen, utility, shower/WC

First Floor

Two bedrooms, kitchen, bathroom/WC, 2 x separate WC's

Second Floor

Two bedrooms



Tenancy

The entire property is let to an individual for a term of 5 years expiring on 01/09/2032 at a current rent of £24,000 per annum.

We understand the property is sublet to Serco Ltd at a current rent of £33,600 per annum.

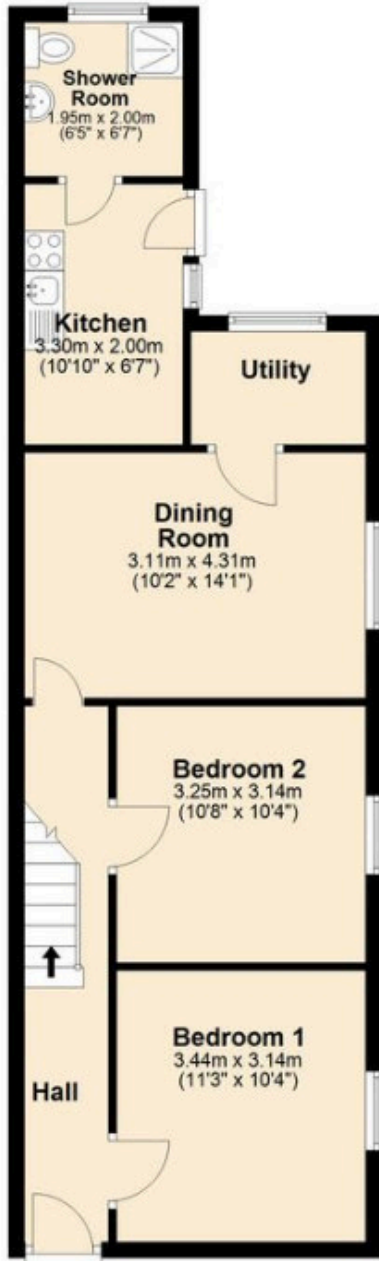
Planning

Local Planning Authority — West Lindsey District Council (01427 676676) www.west-lindsey.gov.uk



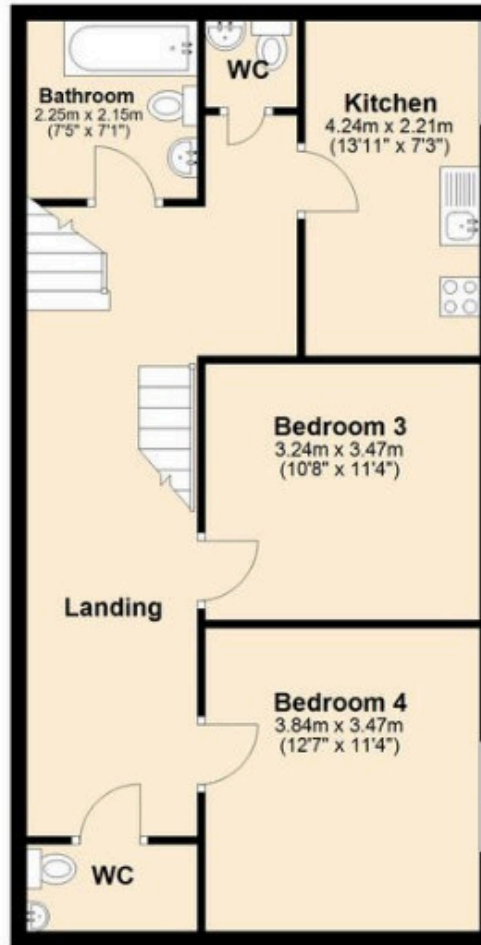
Ground Floor

Approx. 57.4 sq. metres (618.2 sq. feet)



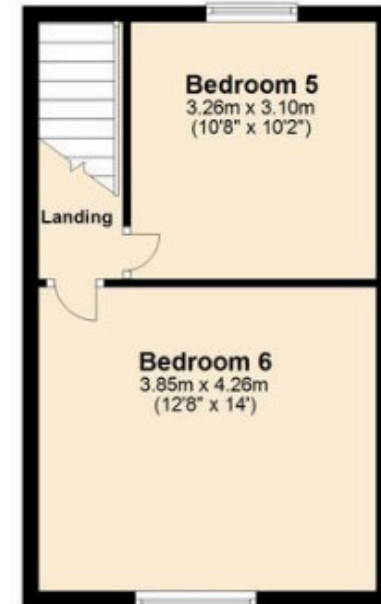
First Floor

Approx. 65.9 sq. metres (709.3 sq. feet)



Second Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



Total area: approx. 154.0 sq. metres (1658.1 sq. feet)

Guide Price

£160,000

Tenure

Freehold

EPC

Rating D

VAT

Refer to the legal pack

Sanderson
Weatherall**Seller's Solicitor**

HSR Law Solicitors

Katie Pendlebury | 07311 947265 | katie.pendlebury@hsrlaw.co.uk

Contact: 020 7851 2100

Website: www.swpropertyauctions.co.uk**Oliver Childs****Tel: 07732 681150****Email: oliver.childs@sw.co.uk**

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