

# TO LET – Retail Accommodation

5-7 Market Place, Gainsborough, Lincolnshire, DN21 2BP



- Recently Refurbished Period Property
- Ground Floor Commercial Accommodation
- Prominent Market Square Frontage
- £6,000 per annum
- NIA 50.25 sq.m (540 sq.ft)

# TO LET — Ground Floor Retail Unit

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## LOCAL REGENERATION PROGRAMME

Be part of something special

Now is the time to invest and locate your business in a thriving market town. Gainsborough's historic heart is undergoing the most significant refurbishment and new-build leisure development in recent times which will see the town benefit from:

- Construction of a 4-screen cinema
- Redesigning the use and streetscape of the Market Place with the aim of re-establishing the area as the town's thriving heart
- The extension of the Townscape Heritage Initiative, involving the refurbishment of heritage buildings and wider shop fronts - (upgraded historical buildings)
- Creating a green public realm. The creation of a new pocket park along the riverside and undertaking improvements to the existing park
- The refurbishment of the bus station
- Extending the live above the shop programme - (delivery of quality residential space)
- New and contemporary wayfinding signage and visitor information boards

For more information about any of the exciting interventions please visit <https://www.investgainsborough.com/luf/>

## LOCATION

The property occupies a prominent position in Gainsborough's historic market place in the centre of the town.

The market square benefits from a regular market (every Tuesday and Saturday) and Marshalls Yard Shopping Complex, drawing shoppers to the town.

Gainsborough is a Lincolnshire market town on the banks of the River Trent at the intersection of the A159 and A631. The town is located approximately 18 miles to the North West of Lincoln and 23 miles to the North East of Retford.

## DESCRIPTION

A Georgian period property of typical brick construction with timber framed sash windows. The property has recently undergone extensive refurbishment works to provide a ground floor retail space offering a prominent display on to the historic market place.

## EPC

The property is Listed and as such does not require an EPC.

## ACCOMMODATION (NIA)

UNIT	Sq M	Sq Ft	AVAILABLE
Ground Floor Retail	50.25	540	Immediately

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

## RENT

£6,000 per annum

## PLANNING

We are advised that the property has previously been used for A2 (Professional Services). As such, any use within 'Class E' is assumed to be permitted. We recommend that interested parties liaise directly with West Lindsey District Council Planning Department.

According to the English Heritage website, the property is Grade II listed.

## LEGAL COSTS

Each party is to bear their own legal costs incurred.

## TERM

The property is available to let- terms to be agreed.

## VAT

Prices quoted do not include VAT which may be chargeable.

## BUSINESS RATES

According to The Valuation Office Agency website, the property is described as 'Shop and Premises'. Interested parties should make their own enquiries into the rateable value of the premises directly with The Valuation Office Agency or West Lindsey District Council.

## VIEWINGS

Via prior arrangement with Erika Walker or James Bailey.

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