



**Unit 1, 36-42 Queensway, Gainsborough, DN21 1SN**  
Retail To Let 192.14 sq m (2,068 sq ft) approx.





## Summary

- Retail premises of 192.14 sq m (2,068 sq ft) approx.
- Available on a new Lease.
- Suitable for a variety of uses, subject to consent.
- Located within a densely populated residential area.

## Location

Gainsborough is an attractive and popular Lincolnshire market town which benefits from a resident population approaching 18,000 and is located approximately 20 miles from Lincoln and 15 miles from Doncaster.

Gainsborough is strategically positioned on the banks of the River Trent, north west of the city of Lincoln and south west of the industrial town of Scunthorpe. Transport routes include the M18, A1 and M180 plus rail links and the River Trent itself.

The property is located on the east side of Queensway within a densely populated residential setting and is situated within a parade of 9 no. retail units.



## Description

The property comprises ground floor retail premises being of masonry construction and is surmounted by a pitched interlocking tiled roof.

The accommodation provides front retail area with 2 no. access doors together with storage and staff facilities to the rear which include an office, kitchenette, and WC. Internally the property benefits from suspended ceilings incorporating fitted lighting, air conditioning, electric wall heaters, fully fitted fire alarm, CCTV and gas central heating to the rear accommodation.

Externally, the property benefits from electric security shutters and rear loading area.

## Accommodation

The property provides the following approximate accommodation which has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Retail area	122.52	1,319
Storage and staff facilities	69.62	750
WC	-	-
<b>Total Accommodation</b>	<b>192.14</b>	<b>2,069</b>

## Terms

The property is available To Let, subject to the following terms and conditions.

## Rent

£15,000 per annum, exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance. We are advised that the property is registered for VAT.

## Lease Term

By negotiation.

## Repairs and Insurance

The Tenant will be responsible for all internal repairs and decorations to the demised premises together with the repair, maintenance and upkeep of the shop front and the reimbursement of the property annual insurance premium applicable thereto.

## Service Charge

The Tenant will be responsible to contribute to the service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the property, including any subsequent management thereon. Further details are available upon request from the sole agent.

## Business Rates

The Tenant will be responsible for the payment of business rates. The property is currently assessed by way of the following 2023 rating assessment £13,250 (Shop & Premises) (source VOA website). The above assessment is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## EPC

**D82**

A copy of the Certificate and Recommendation Report is available on request.

## Contacts

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