



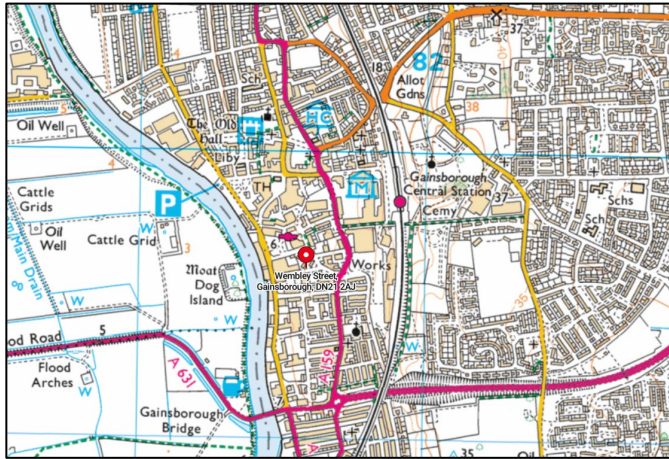
**Unit 4, Wembley Street, Gainsborough, Lincolnshire,
DN21 2AJ**
Industrial Unit To Let of 157.00 sq m (1,689 sq ft) approx.



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 subject premises are located a short distance from Gainsborough town centre on the north side of Wembley Street with rear access from Hickman Street.



Description

The property comprises an end-terraced industrial unit of steel frame constructions having mixed brick/blockwork elevations with profile steel cladding thereafter to the rear and a rendered finish to the front elevation, surmounted by a mono pitched steel clad roof.

The accommodation provides an open plan workshop/warehouse with ancillary store and mezzanine storage. Internally the unit is accessed by way of roller shutter doors to the front and rear elevations and benefits from concrete screed floor and fitted fluorescent strip lighting.

Externally, there is a shared yard/loading area to the rear with allocated parking spaces, together with shared kitchen and WC facilities.

Summary

- Industrial unit To Let of 157.00 sq m (1,689 sq ft) approx.
- Suitable for a variety of uses, subject to consent.
- Available upon a new Lease.

Accommodation

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

	Sq m	Sq ft
Workshop/Warehouse	147.83	1,591
Mezzanine	9.17	99
Total Accommodation	157.00	1,689

Terms

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

Rent

£7,000 per annum, exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance by standing order.

Lease Term

By negotiation.



Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the annual insurance premium applicable thereto.

Service Charge

The Tenant will be required to contribute towards the service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the property and any subsequent management thereon.

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 £7,500 (Store & Premises).

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.

The rateable value is below the Government threshold for Small Business Rate Relief and therefore an occupier may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere.

EPC

TBC

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