

Prominent Retail Premises – Leasehold/Freehold (may be available)

GAINSBOROUGH

**1-3 MARKET PLACE
& 2a MARKET STREET
GAINSBOROUGH
LINCOLNSHIRE
DN21 2BP**

Leasehold/Freehold (may be available)

LOCATION

The property is prominently situated at the corner of Market Place and Market Street in the very heart of Gainsborough town centre offering views over Market Place Square. Gainsborough is a popular and well-established Market town having undergone various new developments including Marshalls Yard a short distance from the town centre, with the main pedestrianised High Street containing retailers such as **Boots, Peacocks, Heron Frozen Foods, Superdrug, WH Smith**. Gainsborough is an historic market town with a population of over circa 20,000 and is the administrative centre for West Lindsey District Council

DESCRIPTION

The property comprises an attractive period property benefitting from a return frontage that has retained many striking internal features. These include various glazed ceiling domes as well as various areas of decorative covings.

The ground floor provides mainly open plan accommodation benefitting from a higher than typical ceiling height with circular timber paneled entrance foyer. There are staff facilities located within ground and first floors with additional storage space on the first floor. There is a separate self-contained first floor office suite which extends to approximately 1,140 sq ft, with separate staff facilities and entrance point off Market Street.

ACCOMMODATION

The premises comprise the following approximate floor areas: -

Internal Width	58' 9"	17.91m
Banking Hall Depth	40' 0"	12.21m
Ground Floor Banking Hall	1,838 sq.ft.	170.75 sq.m.
Front Offices	378 sq.ft.	35.12 sq.m.
Interview rooms	90 sq.ft.	8.36 sq.m.
Strong Room	450 sq.ft.	41.80 sq.m.
Ancillary Storage/Kitchen	170 sq.ft.	15.79 sq.m.
First Floor Staff Room	307 sq.ft.	28.52 sq.m.
Basement Boiler Room	163 sq.ft.	15.16 sq.m.
First Floor office suite	1,140 sq. ft.	105.9 sq.m.

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LISTING

The property is Grade II listed, List UID Reference:1479366. Further details on the listing of the subject property is available upon application or via Historic England's Website www.historicengland.org.uk/listing/the-list/list-entry/1479366

TENURE

The property is available to let immediately on a new FRI lease terms to be agreed.

RENT

£42,500 per annum exclusive payable on the standard quarter days.

PRICE

Freehold with vacant possession maybe available. Further details on request.

VAT

The building is elected for VAT, and VAT will therefore be applicable to rent payments and a sale price.

RATES

The information supplied by the Valuation Office Agency is as follows: -

1-3 Market Place Rateable Value	£35,250
2a Market Street Rateable Value (1 st floor office suite)	£7,400

Interested parties should verify this information with the local rating authority.

EPC

E – 108

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

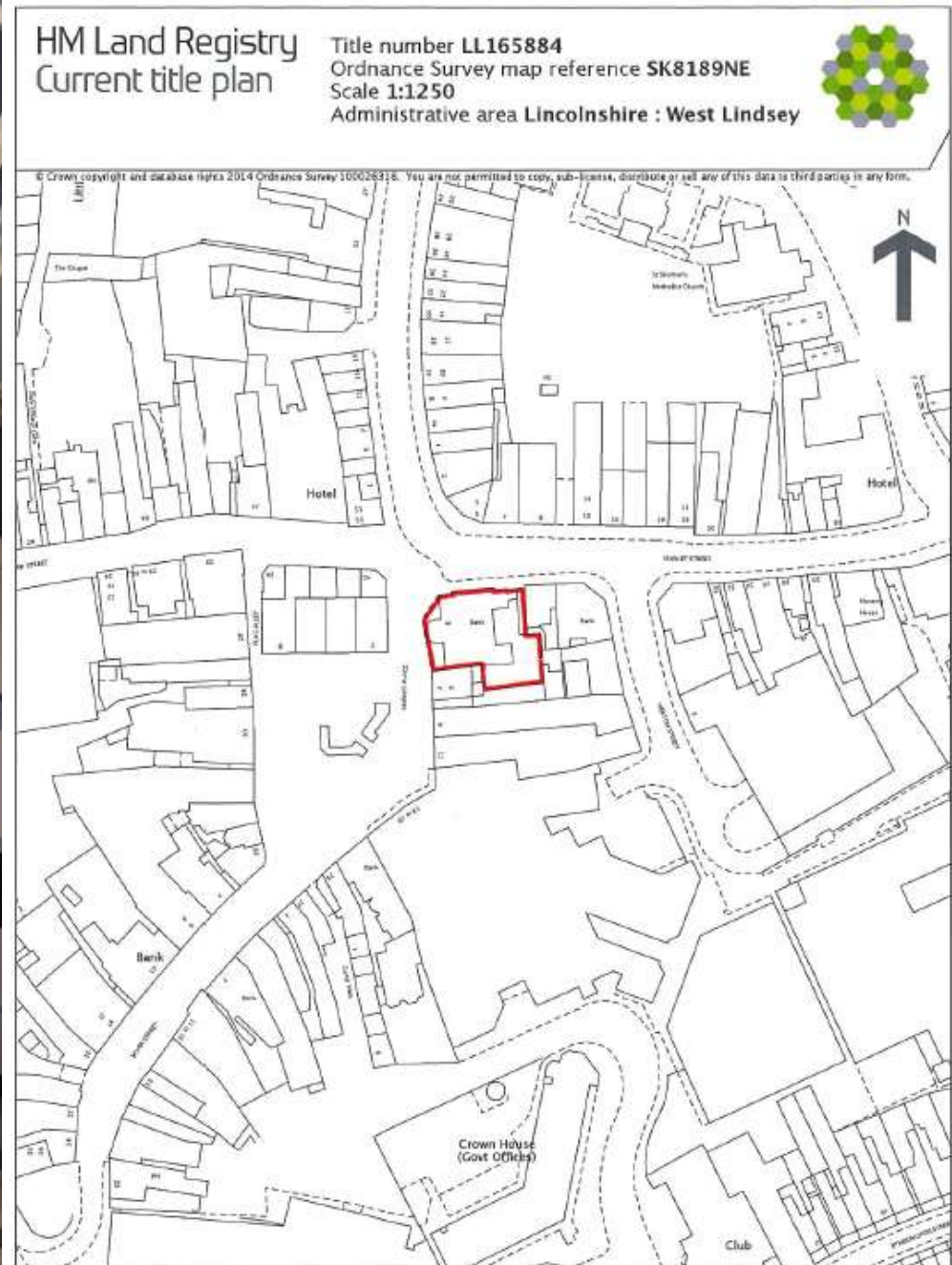
Chris Gaskell

Email: chris.gaskell@johnsonfellows.co.uk

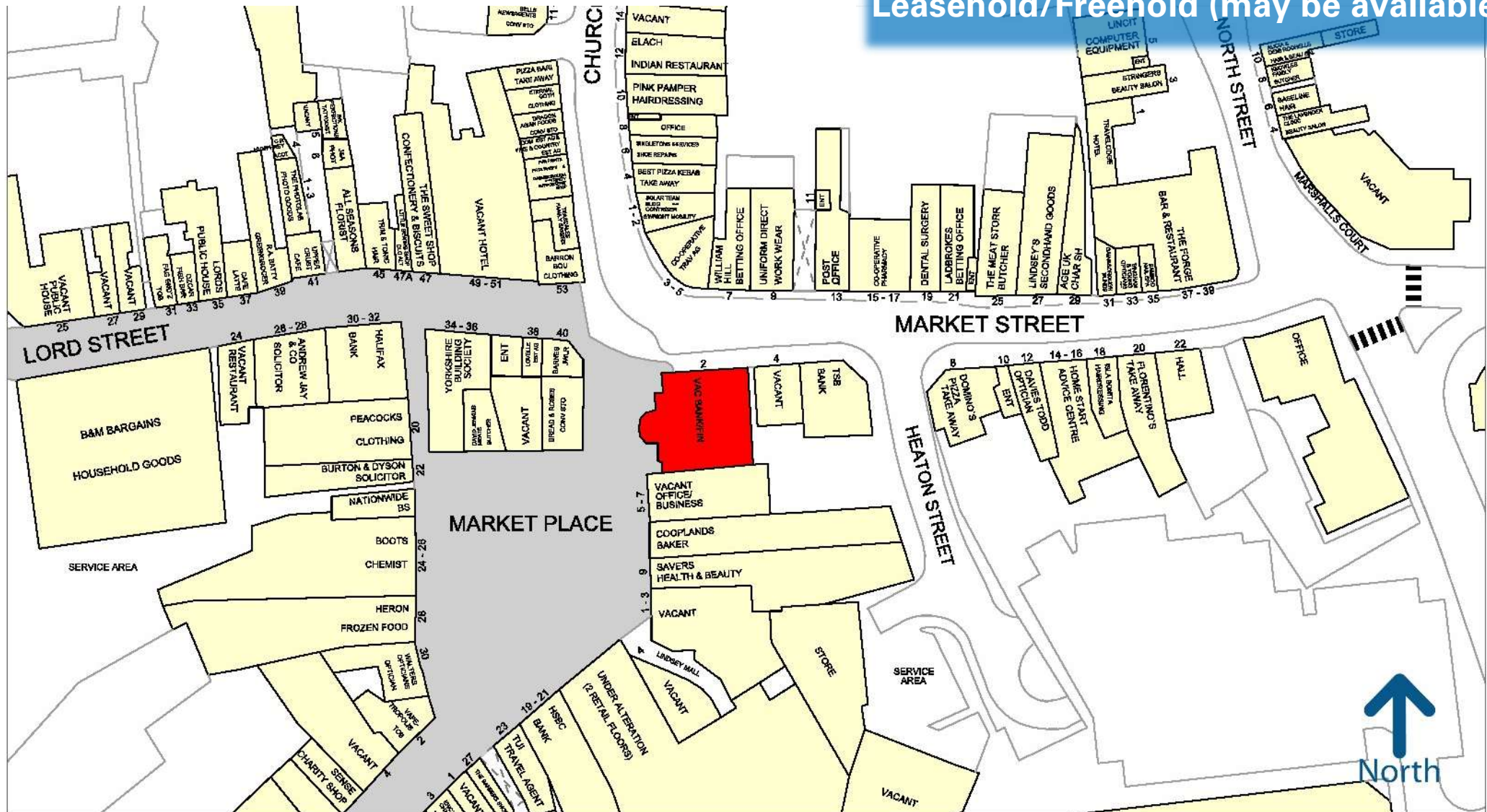


JOHNSON FELLOWS

Leasehold/Freehold (may be available)



Leasehold/Freehold (may be available)



North

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JOHNSON FELLOWS



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