



**Unit 5a, Tillbridge Centre, Gainsborough,  
DN21 1FT**

#10408-5/2023E

**Eddisons**

| Incorporating  
**Banks Long & Co**

# Unit 5a, Tillbridge Centre

Gainsborough, DN21 1FT



Agreement

To Let



Detail

Retail and Storage Unit



Rent

Unit 5a - £7,750  
Business Rates- £11,750 pax



Size

Retail 84.93 sq m (914.17 sq ft)  
Storage 7.37 sq m (79.33 sq ft)



Location

Gainsborough, DN21 1FT



Property ID

#F10408-5/2023E

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**

BA (Hons)  
Surveyor

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07929 105 395

01522 544515



Property

The property comprises a purpose-built mid-terrace retail unit, located on a busy neighbourhood retail park, within close proximity to a number of regional and local retailers, including Spar and Barnardos.

The unit benefits from a shell specification with prominent retail frontage and direct car parking in front.

This unit can be taken as a whole or split into two smaller units.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Retail	84.93	914
Storage	7.37	79
Total NIA	92.3	993

Services

We understand that mains supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Rates

**Charging Authority:** West Lindsey District Council  
**Description:** Shop and Premises  
**Rateable value:** £11,750  
**UBR:** 0.546  
**Period:** 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

5a - £7,750

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

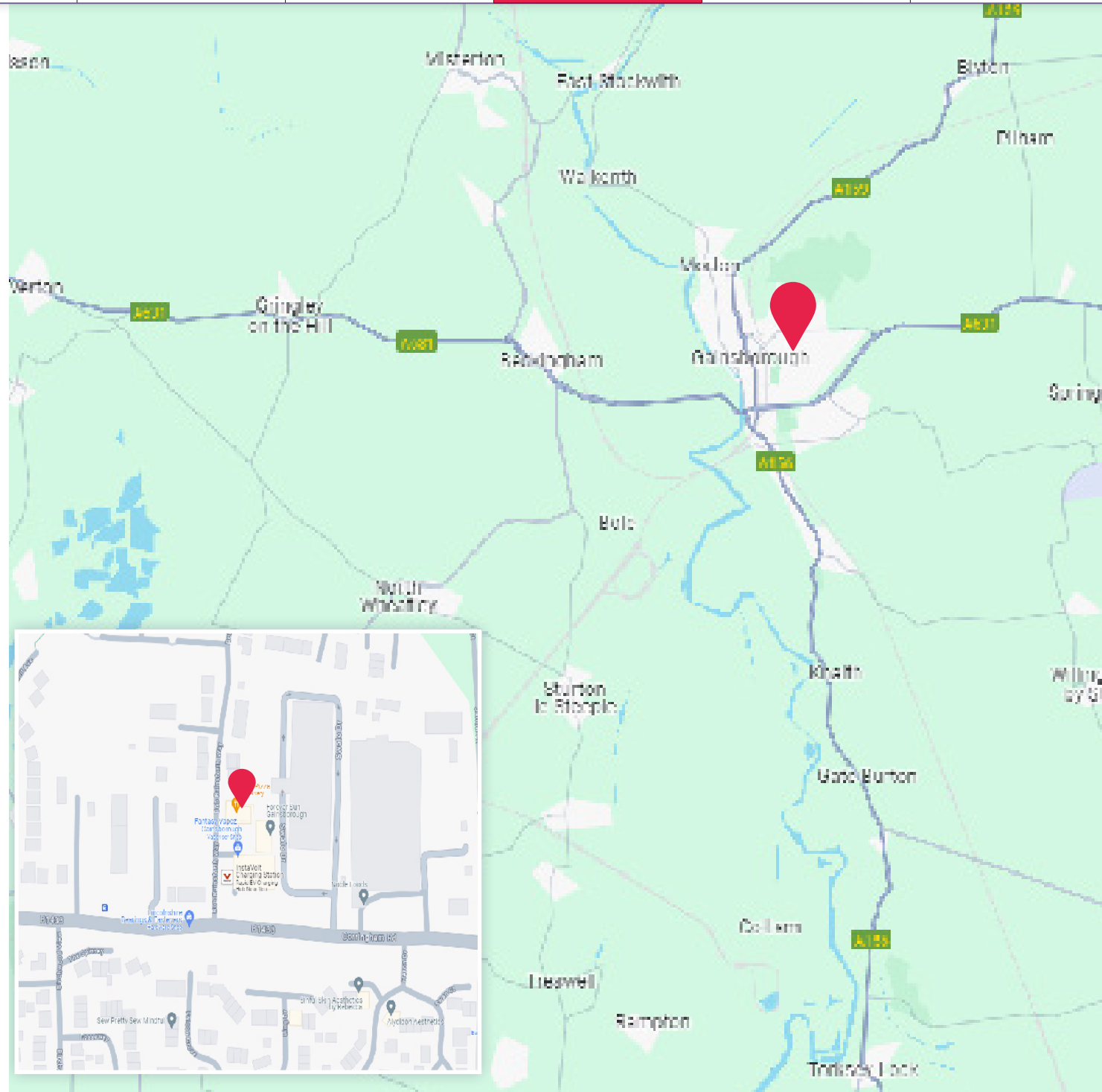
Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

Gainsborough is a large historic market town with a population of circa 22,000. The town has undergone a number of recent regeneration projects, including the £39m Marshalls Yard development to provide a popular and thriving retail unit scheme, to also include office and residential space.

The Tillbridge Centre is located on the edge of Gainsborough, at the entrance to a large new homes development, providing easy access into the town centre, which is approximately 1 mile to the south.



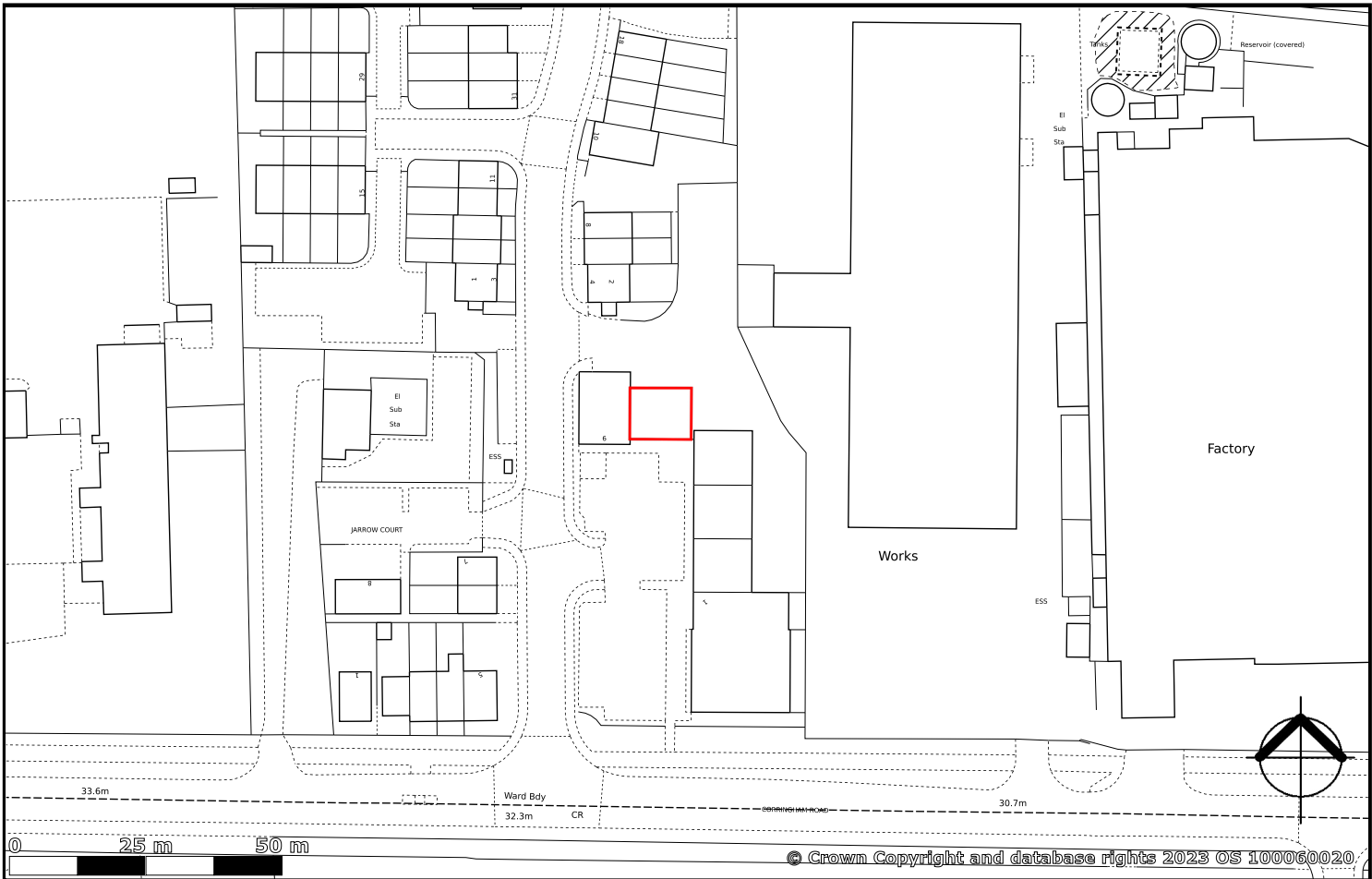








Unit 5, Bob Rainsforth Way, Gainsborough, DN21 1FT



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Plotted Scale - 1:1,250