



**TO LET ON LEASE
172 TRINITY STREET
GAINSBOROUGH
LINCOLNSHIRE
DN21 1JD**

**RENT: £500 PER CALENDAR MONTH EXCLUSIVE OF OUTGOINGS
(£6,000 PER ANNUM)**



The premises are prominently situated on Trinity Street a secondary shopping area on a busy thoroughfare to the town centre, the prestigious Marshall's Yard Shopping, Commercial and Leisure Complex, Tesco and MacDonalds.

**Unitarian Chapel, Trinity Street, Gainsborough,
Lincolnshire, DN21 1JF
Tele: 01427 616777
www.dreweryandwheeldon.com**

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SITUATION:

The premises are prominently situated on Trinity Street a secondary shopping area on a busy thoroughfare to the town centre, the prestigious Marshall's Yard Shopping, Commercial and Leisure Complex, Tesco and Macdonalds.

DESCRIPTION:

This ground floor commercial unit located to the south end of Trinity Street previously used as a dog groomers with double bay fronted entrance area, separate office area, inner hallway leading to rear reception area, kitchenette and onto the WC. Externally to the rear is allocated parking space.

GENERAL REMARKS:

Rent

£500.00 per calendar month exclusive of outgoing.

Lease:

Lease terms to be negotiated.

Deposit:

A deposit equivalent to one months rent will be required prior to the commencement of the Lease.

References:

Professional references will be required prior to taking up a Lease.

Rates:

Prospective tenants are advised to make their own enquiries of the West Lindsey District Council but it is believed that this property may be come under Small Business Rate Relief.

Services:

Mains, water, electricity and drainage are available.

NB: Services, Apparatus and Equipment have not been tested by Drewery & Wheeldon and therefore cannot be verified as being in working order.

Viewing:

Strictly by appointment with Drewery & Wheeldon Auctioneers, Unitarian Chapel, Trinity Street, Gainsborough, DN21 1JF, telephone number 01427 616777.

Property Misdescription Act 1991:

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Information relating to Rating and Town & Country Planning matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.







