



**TO LET ON LEASE
FIRST FLOOR OFFICE/BUSINESS ACCOMMODATION
18A HICKMAN STREET
GAINSBOROUGH
LINCOLNSHIRE
DN21 2DZ**

TO LET ON LEASE: £300 PER CALENDAR MONTH PLUS VAT PAX

Prominently situated first floor business/office premises overlooking the Hickman Street car park and convenient for the town centre.



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FIRST FLOOR OFFICE/BUSINESS ACCOMMODATION
18A HICKMAN STREET, GAINSBOROUGH, LINCOLNSHIRE, DN21 2DZ

Situation:

The premises are prominently situated on Hickman Street between Bridge Street and Heaton Street opposite a Local Authority car park, convenient for the bus station, market place, Lidl and Marshall's Yard.

Description:

The property comprises well presented first floor business/office accommodation (formerly a beauticians). The accommodation comprises:-

Ground Floor:

Entrance Lobby:

Staircase to First Floor:

Reception Area:

6.90sqm (75sqft).

Front Room:

20sqm (215sqft), window overlooking car park, diffused lighting.

Front Room:

13sqm (140sqft) window overlooking car park, laminate floor.

Rest Room Area:

7.40sqm (80sqft) off which are:

Kitchenette:

Stainless steel sink unit, shower cubicle.

Cloakroom:

Low flush w.c., pedestal wash basin, electric hot water geysers.

General Remarks:

Rent:

£3,600 per annum plus VAT PAX. (£300 per calendar month plus VAT PAX).

To be Let on Lease:

Terms to be negotiated.

Rateable Value:

Through verbal enquiries of the West Lindsey District Council we are informed that the property has a Rateable Value of £3,000.

Viewing:

Strictly by appointment with Drewery & Wheeldon on 01427 616118.