



**UNITS 3 & 4 CURTIS WALK, GAINSBOROUGH,
LINCOLNSHIRE,
DN21 2BX**

TO LET: £525 PER CALENDAR MONTH



A double lock up shop unit in an established parade of similar retail units off Silver Street and the Market Place.

124 TRINITY STREET, GAINSBOROUGH, LINCOLNSHIRE, DN21 1JD

TEL: 01427 616118/616777

Website: www.dreweryandwheeldon.com

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SITUATION:

The property is located fronting Curtis Walk in an established parade of small retail units just off Silver Street and the Gainsborough Market Place. Gainsborough is an established Lincolnshire market town having recently undergone major regeneration the Marshall's Yard Retail and Leisure development attracting many national occupiers.

DESCRIPTION:

A double middle terraced lock up shop unit with accommodation over 2 floors, extending to approximately 70.13sqm (754sqft) based on a net internal floor area. The premises are ideal for a variety of retailing uses. The property comprises:-

Ground Floor:**Sales Shop:**

4.29m x 4.05m (14'0 x 13'3)

Tiled area.

Sales Shop:

4.01m x 3.83m (13'1 x 12'6)

Staircase to First Floor:**Sales Area:**

4.26m x 2.53m (13'11 x 11'6)

Sales Area:

2.11m x 4.13m (6'11 x 13'6)

Cupboard Area:

1.82m x 1.73m (5'11 x 5'8)

Store Cupboard:

1.64m x 2.23m (5'4 x 7'3)

Separate w.c:

Built in cupboard.

Rent:

£525 per calendar month exclusive of all other outgoings. The rent is to be paid monthly in advance by standing order.

Terms:

New Lease, terms to be agreed between parties, subject to a minimum 1 year lease on an internal repairing and insuring term.

Deposit:

A deposit equivalent of 1 months rent will be required prior to entry.

Rates:

Through our verbal enquiries of the North Kesteven District Council we are advised that the rateable value is £6,100. This property may be eligible for Small Business Rate Relief.

Services:

Mains water, electricity and drainage are available.

NB: Service, Apparatus and Equipment have not been tested by Drewery & Wheeldon and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

Viewing:

Strictly by appointment with Drewery & Wheeldon 01427 616118.

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 the 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.