



**SHOWROOM/COMMERCIAL PREMISES
2 SOUTHOLME
GAINSBOROUGH
LINCOLNSHIRE
DN21 2EQ**

TO LET ON LEASE: £12,000 PAX

Prominently situated showroom/commercial premises located on a busy thoroughfare opposite Tesco and near to Marshall's Yard and the Market Place.



**MAIN SHOWROOM 10.00M X 21.80M (32'10 X 71'6) AVERAGE 218SQM (2,346SQFT).
INTERNAL OFFICE AND W.C. FACILITIES.**

124 TRINITY STREET, GAINSBOROUGH, LINCOLNSHIRE, DN21 1JD – TELE: 01427 616118

**SHOWROOM/COMMERCIAL PREMISES, 2 SOUTHOLME,
GAINSBOROUGH, LINCOLNSHIRE, DN21 2EQ**

Situation:

The premises are prominently situated off the busy thoroughfare of Trinity Street opposite the Tesco supermarket and near to the prestigious Marshall's Yard Retail, Commercial and Leisure Complex also the Market Place. Gainsborough is an expanding market town with excellent shopping, commercial, educational and leisure facilities.

Description:

Established and versatile showroom/commercial premises suitable for a variety of uses, subject to the usual consents.

Accommodation:

9.30m (30'6) frontage to Southolme with metal sliding door height 3.75m (12'4). Glazed display window to the left hand side and personal door.

Showroom:

21.80m x 10.00m (71'6 x 32'10) average. Total floor area 218sqm (2,346sqft) incorporating Office: 4.16m x 1.82m (13'8 x 6.0).

Separate w.c.:

Low flush suite and wash basin.

Outside:

Outbuilding for gas fired space heater.

Energy Performance Certificate:

The Energy Performance rating assessment is "D".

General Remarks:

Lease:

The premises are available on a 5 year Lease on terms to be negotiated.

Rent:

£12,000 per annum plus outgoings and Business Rates.

Rates:

Through verbal enquiry of the West Lindsey District Council we are advised that the premises have a Rateable Value of £7,000.

Interested parties are, however, advised to make their own enquiries of the charging authority as there may be Small Business Rate Relief on the premises.

Services:

All mains services are believed to be available.

Local Authority:

West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, Lincolnshire, DN21 2NA.
Telephone: 01427 676676.

Viewing:

To view the premises and for any additional information please contact Drewery & Wheeldon Property Consultancy on 01427 616118.

Joint Agents:

Brown & Co., 29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP. Tele: 01777 709112

