



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

**RENT: £350 PER CALENDAR MONTH EXCLUSIVE OF OUTGOINGS
(£4,200 PER ANNUM)**



The premises comprise a lock-up sales shop prominently situated opposite the Trinity Arts Centre 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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LINCOLNSHIRE
DN21 1JD**

**RENT: £350.00 PER CALENDAR MONTH EXCLUSIVE OF OUTGOINGS
(£4,200 PER ANNUM)**

SITUATION:

The premises are prominently situated opposite the Trinity Arts Centre 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:

A lock-up sales shop suitable for a variety of retail outlets. The accommodation comprises:-

SALES SHOP:

3.74m x 4.57m (12'3 x 14'11)
Display window to Trinity Street.

LOBBY:

Understairs cupboard.

REAR ROOM:

3.76m x 4.09m (12'4 x 13'5)

KITCHEN:

2.09m x 3.00m (6.10 x 9.10)
Stainless steel sink unit with cupboards under, work surface.

CLOAKROOM:

Pedestal wash basin, Triton hot water geyser, low flush w.c.

GENERAL REMARKS:

Rent

£350.00 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.



