



**TO LET ON LEASE**

**APPROXIMATELY 152 SQM (1637 SQFT) OF WORKSHOP/STORAGE ACCOMMODATION**

**UNIT 4**

**WEMBLEY STREET**

**GAINSBOROUGH**

**LINCOLNSHIRE**

**DN21 2AJ**

**RENT: £7,000 PER ANNUM PLUS VAT PAX**

Centrally situated premises with rear access from Hickman Street and convenient for the centre of the market town of Gainsborough.



**DREWERY & WHEELDON PROPERTY CONSULTANCY**  
124 TRINITY STREET, GAINSBOROUGH,  
LINCOLNSHIRE, DN21 1JD  
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### APPROXIMATELY 152 SQM (1637 SQFT) OF WORKSHOP/STORAGE ACCOMMODATION UNIT 4, WEMBLEY STREET, GAINSBOROUGH, LINCOLNSHIRE, DN21 2AJ

**Situation:**

The premises are centrally situated in the market town of Gainsborough with frontage to Wembley Street and rear access from Hickman Street off Bridge Street. There is a Local Authority car park nearby and adjoining mixed commercial premises. The market place, Lidl supermarket and the prestigious Marshall's Yard retail, commercial and leisure complex are easily accessible.

**Description:**

The premises are of steel frame construction with brick plinths and concrete floor with roller shutter doors to the front and rear elevations. The accommodation comprises:-

**Main Workshop:**

22.40m x 6.79m overall (152sqm), (1,637sqft) or thereabouts including sub divided office and reception areas. Height: 5.70m (18').

**Outside:**

Communal Kitchen: 3.64m x 3.47m (11'11 x 11'4) stainless steel sink unit and w.c. facilities. Allocated parking areas.

**General Remarks:****Lease:**

To be let on a Full Repairing & Insuring Lease. Terms to be negotiated.

**Rent:**

£7,000 per annum PAX.

**Rateable Value:**

Through verbal enquiries made of the West Lindsey District Council we are informed that the property has a Rateable Value of £6,200.

**Viewing:**

Strictly by appointment with Drewery & Wheeldon Property Consultancy (Ian Willows FRICS).  
Tele: 01427 616118.

