



TO LET ON LEASE

**APPROXIMATELY 63SQM (682SQFT) OF STORAGE PREMISES WITH PARKING FACILITIES
UNIT 5 (THE OLD FORGE)
OFF HICKMAN STREET
GAINSBOROUGH
LINCOLNSHIRE
DN21 2AJ**

RENT: £3,500 PER ANNUM PLUS VAT PAX

Centrally situated storage premises with parking facilities convenient for the town centre.



**DREWERY & WHEELDON PROPERTY CONSULTANCY
124 TRINITY STREET, GAINSBOROUGH, LINCOLNSHIRE, DN21 1JD
TELE: 01427 616118
www.dreweryandwheeldon.com**

TO LET ON LEASE

APPROXIMATELY 63SQM (682SQFT) OF STORAGE PREMISES WITH PARKING FACILITIES UNIT 5 (THE OLD FORGE), OFF HICKMAN STREET, GAINSBOROUGH, LINCOLNSHIRE, DN21 2AJ

Situation:

The premises are centrally situated off Hickman Street between Bridge Street and Heaton Street opposite a Local Authority car park convenient for the bus station, market place, Lidle supermarket and prestigious Marshall's Yard retail, commercial and leisure complex.

Description:

The premise comprise brick built storage premises under a double pitched roof with 2 roller shutter doors on the front elevation. The accommodation comprises:-

Storage Area:

Approximately 17.60m x 3.60m (163.36sqm), (682sqft) or thereabouts.

Outside:

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

General Remarks:**Lease:**

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

Rent:

£3,500 per annum plus VAT PAX.

Rateable Value:

Through verbal enquiries made of the West Lindsey District Council we are informed that the property has a Rateable Value of £2,400.

Viewing:

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