



**TO LET ON LEASE
PRESTIGIOUS & VERSATILE
FORMER FUNCTION ROOM PREMISES
APPROXIMATELY 372SQM (4,000SQFT) (CAN BE DIVIDED)
PLUS FIRST FLOOR ACCOMMODATION**

**THE WESTON ROOMS
20 HICKMAN STREET
GAINSBOROUGH
LINCOLNSHIRE
DN21 2DZ**



**124 Trinity Street, Gainsborough,
Lincolnshire, DN21 1JD
Tele: 01427 616118
www.dreweryandwheeldon.com**

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SITUATION:

The Weston Rooms are prominently situated on Hickman Street, between Bridge Street and Heaton Street in an established commercial area of the expanding market town of Gainsborough. There is a Local Authority car park opposite and the Bus Station nearby. The Market Place, Lidl supermarket and the prestigious Marshall's Yard Retail, Commercial and Leisure Complex are within a few minutes walk. Gainsborough boasts expanding residential development off Foxby Lane to the south of the town, the medieval Old Hall, the High School and the Thonock Park 36 hole Golf Course.

DESCRIPTION:

The premises are mainly of steel portal frame construction providing:

Ground Floor Reception Area with pedestrian access from Hickman Street.

A suite of recently refurbished cloakroom, male, female and disabled w.c. facilities.

Open plan function room and bar area. Bar store.

Former kitchen with roller shutter door providing access via a right of way through adjoining premises to Wembley Street. Whilst there is no kitchen equipment in this area the services are available (subject to testing) to continue this usage.

First floor staircase from Reception Area to first floor accommodation providing:

Staff Room, Secure Store, Office, Boiler Room and male and female w.c. facilities.

The ground floor usable area is circa 372sqm (4,000sqft) and consideration will be given to dividing this space to suit individual requirements. Floor plans are available on request.

Outside: Enclosed yard area, accessed via right of way from Wembley Street.

GENERAL REMARKS:

Lease:

The premises are available on Lease as a whole or in part on terms to be negotiated.

Rent

To be negotiated.

Rates:

Prospective tenants are advised to make their own enquiries of the West Lindsey District Council.

Viewing:

Strictly by appointment with Drewery & Wheeldon Property Consultancy, 124 Trinity Street, Gainsborough, DN21 1JD, telephone number 01427 616118.



