

4A, Church Street,  
Gainsborough, DN21 2JH

**TO LET**

Prime Town Centre location

Regular shaped  
retail accommodation  
with ancillary storage above

Extends to approximately  
1,123 sq ft (104.3 sq m) overall

The property would suit a  
variety of uses  
(subject to planning)

Available with  
immediate occupation

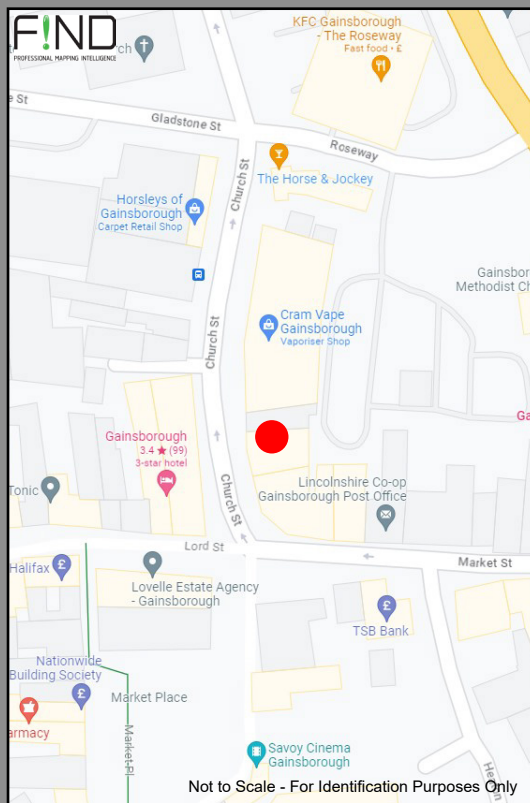
**GUIDE RENT £9,200 p.a**

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property is situated within the Town Centre of Gainsborough within a popular retailing location, with surrounding occupiers including Dominos, KFC, TSB Bank and Cooplands. The main bus depot serving the town is situated approximately 0.2 miles from the subject property. On street car parking is available along Church Street with a public car park situated a short walk away.

The property comprises of a three-storey building providing regular shaped retail accommodation to the ground floor with ancillary storage to the first floor and second floor. WC facilities are located to the second floor. The property would suit a variety of uses given its layout and configuration.

## ACCOMMODATION

In more detail the accommodation comprises:-

Ground Floor	Retail	70.3 sq. m	757 sq. ft
First Floor	Storage / Ancillary	20.0 sq. m	215 sq. ft
Second Floor	Storage / WC	13.8 sq. m	149 sq. ft

## DISPOSAL/LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent/guide price of £9,200.00 per annum.

## RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shops & Premises' with a Rateable Value of £9,500 (Source VOA website), although the premises will require reassessment should a change of use take place. The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## ENERGY PERFORMANCE RATING: D

## FURTHER INFORMATION AND TO VIEW

Contact *Ed Chisholm* [ed@scotts-property.co.uk](mailto:ed@scotts-property.co.uk) TEL 01482 325634

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.0000**

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