



3 North Street
Gainsborough, Lincolnshire, DN21 2HP

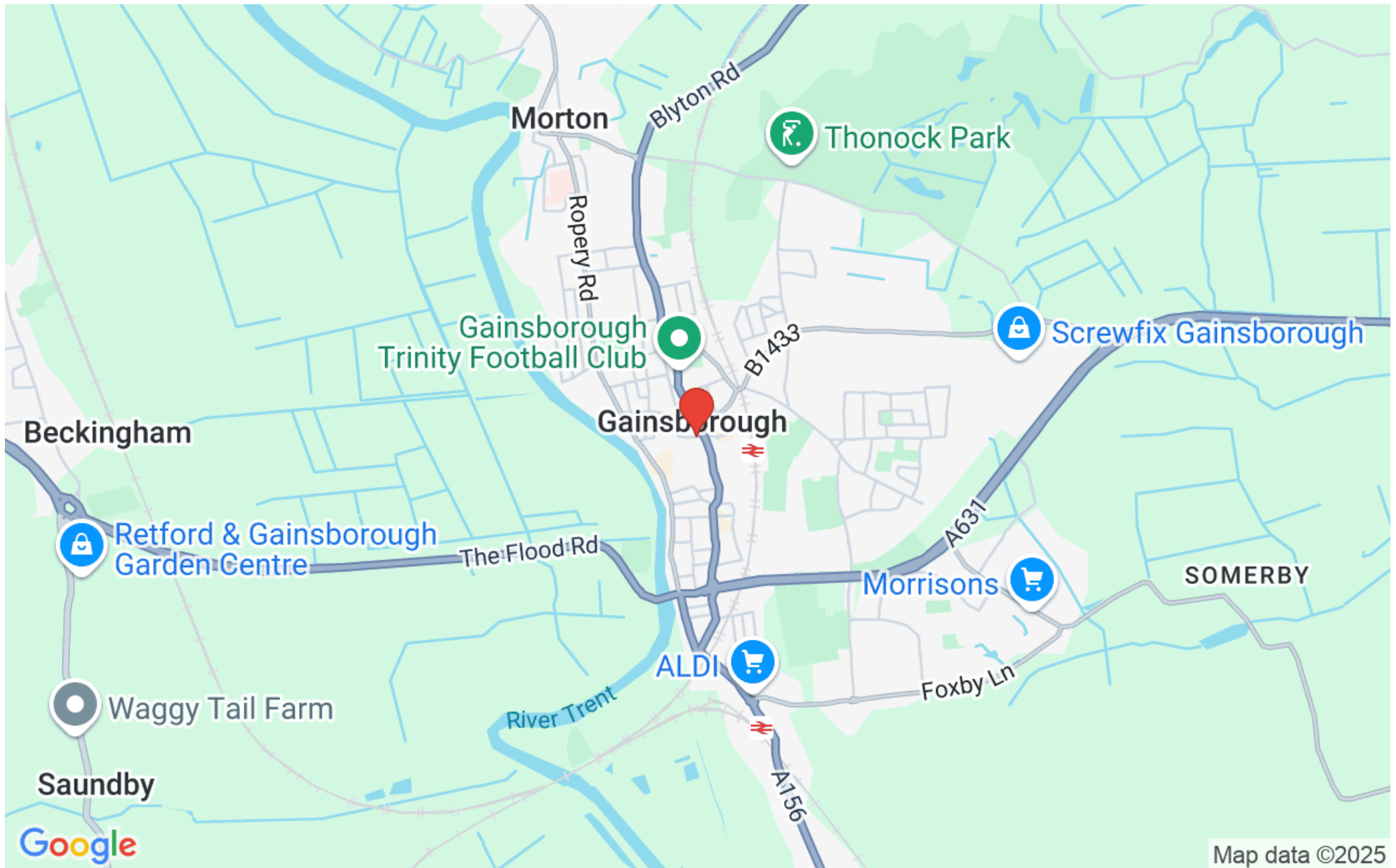
£7,500 pa

Details

- To Let
- Negotiable Lease terms
- Highly visible retail shop unit
- Close to Marshalls Yard & Town Centre
- Main Public Car Par to the rear
- 48.6 sqm (524 sqft) GIA inc retail, wc, kitchen
- Yard area to rear
- CEPC Rating of C



Location



Overview

The property comprises a ground floor retail with open plan shop, kitchen and WC. Location The property is located close to the town centre and is situated in a prominent position close to the Marshalls Yard retail park.



DESCRIPTION

The property comprises a ground floor retail with open plan shop, kitchen and WC. Location The property is located close to the town centre and is situated in a prominent position close to the Marshalls Yard retail park. The property adjoins the towns travel lodge hotel.



Location

Gainsborough's Town Centre encompasses service, leisure and retail offerings focussed around the historic Market Place, home to many heritage buildings, and Marshalls Yard retail park a mixed use development featuring well known national and regional brands along with office space (including the offices of the District Council).

The historic heart of Gainsborough is the focus of a significant regeneration programme 'Thriving Gainsborough 2024' facilitated by £18m of investment. This includes a new cinema led leisure offer driving footfall into the town centre, impactful public realm improvements, refurbished heritage buildings creating attractive frontages, improved green spaces and a refreshed transport hub. Further information about the regeneration programme can be found at: <https://www.investgainsborough.com/luf/>

ACCOMMODATION

The accommodation comprises

retail area with large shop front and entrance door

tiled flooring

rear kitchen and store and WC

Overall area of 48.6 sqm (524 sqft)

PLANNING

The property has been used as a hair salon. The property has established retail use which is now under use class E

SERVICES

Mains electricity, water and drainage are connected

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TENURE

The property is offered on a new 3 year lease. The lease will be subject



RATES

The property has a rateable value of £3900

CEPC

The property has a CEPC of C which is valid until the 14th September 2034

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The rent is exclusive of VAT which is chargeable on the rent

LOCAL AUTHORITY

West Lindsey District Council

Guildhall

Marshalls Yard

Gainsborough

Lincolnshire

DN21 2NA

Tel: 01427 676676



VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

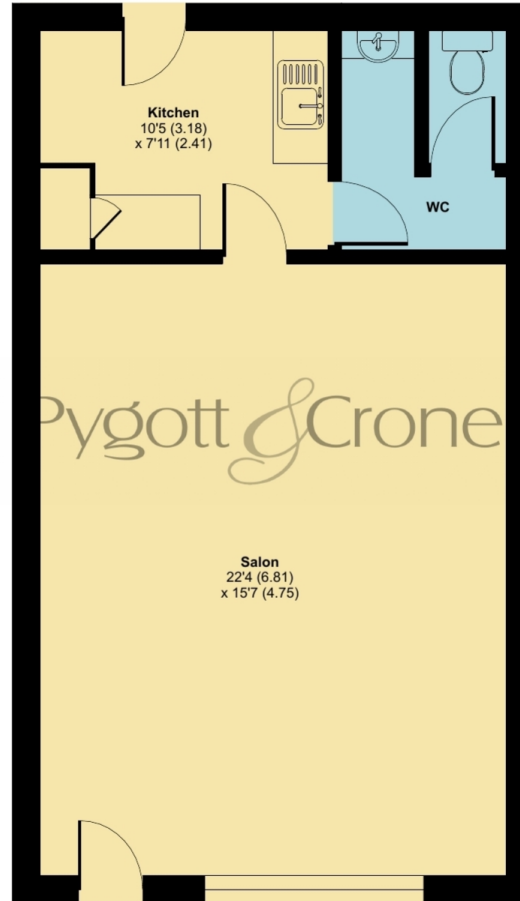
Tel: 01522 536777



North Street, Gainsborough, DN21

Approximate Area = 524 sq ft / 48.6 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntkchecom 2025. Produced for Pygott & Crone. REF: 1240397











3 North Street, Gainsborough
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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