



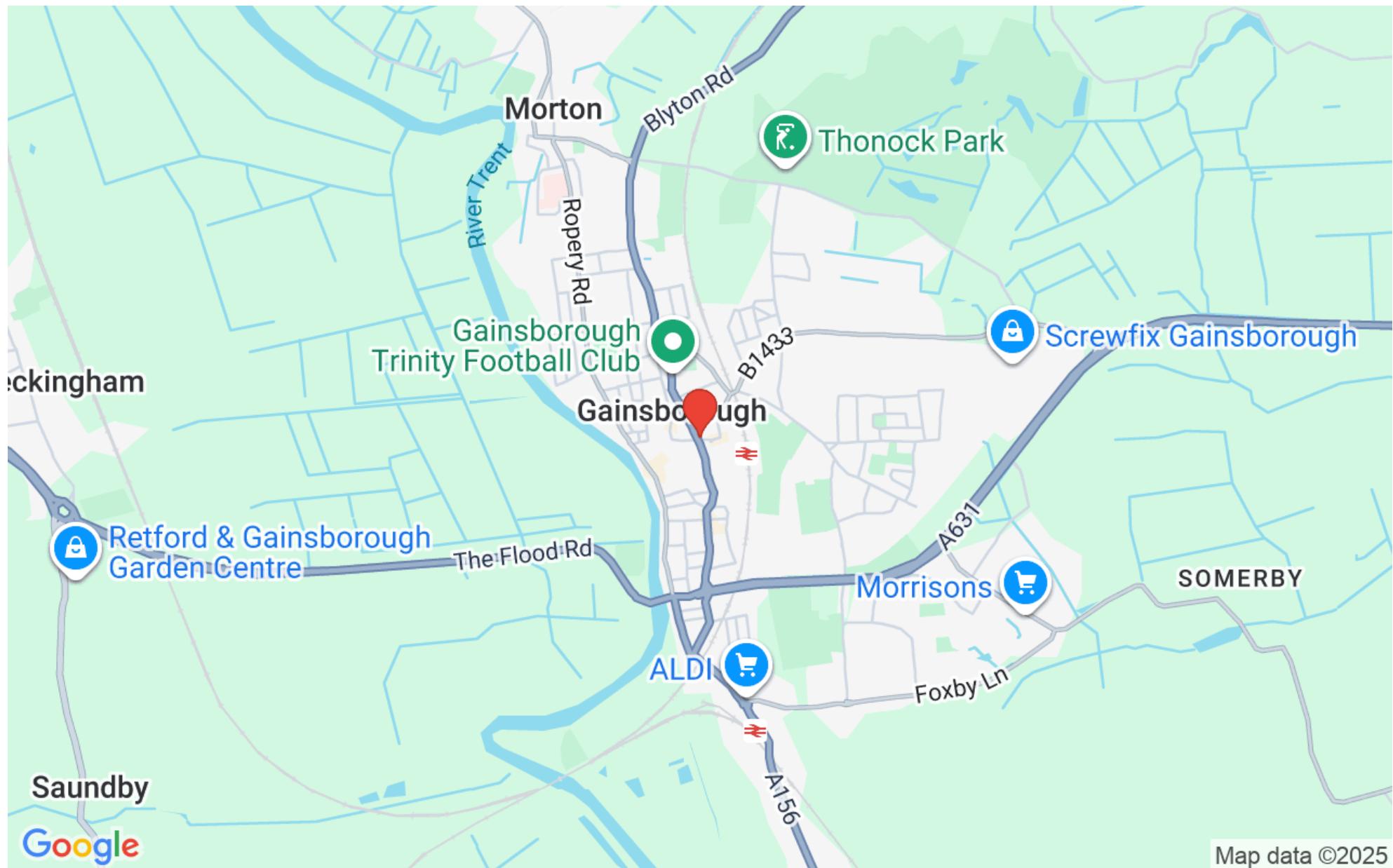
## Details

- Excellent retail shop
- Prominent position
- Opposite Marshalls yard retail park
- 414 sq (4,461sqft)
- Could be split into 2 or 3 smaller shops
- Negotiable lease terms
- Rent £30,000 pax for the whole





## Location



## Overview

The property comprises a ground floor retail premises within a large residential block of apartments. The property provides open plan space with suspended ceilings with LED fitted lighting; electric wall heaters, disabled WC and alarm system. The property can be split into 2 or 3 retail units of smaller areas. The property has 4 car parking spaces to the rear.



## Location

The property is situated in a highly prominent town centre position and the main junction with Marshalls Yard and the town centre. Marshalls Yard is mixed used development which meets the needs of today's consumer, with over 225,000 sqft of retail, leisure and office space has been created and West Lindsey District Councils HQ with 34,000 sqft of office space. Well known national and regional brands are located close by to the subject property including, Prezzo, Costa Coffee, Next, Browns of Harrogate, M&S, Greggs, B&M and many more. Gainsborough is an attractive and popular Lincolnshire market town with a population of over 18,000 and is located 20 miles from Lincoln and 15 miles from Doncaster.

## Unknown

The property can be split into 1, 2 or 3 shops of varying sizes. The accommodation more particularly comprises:

## SERVICES

Mains electricity, water, drainage are connected to the property



#### TENURE

The property is available as a whole or in a split format on negotiable lease terms. The rent for the whole is £27,500 pax for the whole, or 2 shops spilt at rents to be negotiated.

#### RATEABLE VALUE

The property has a Rateable value of £40,250 in the April 2023 rating list

#### CEPC

The property has a CEPC of B43

#### LEGAL COSTS

Each party are responsible for their own legal costs

#### VAT

The rent is exclusive of VAT if applicable

#### LOCAL AUTHORITY

West Lindsey District Council

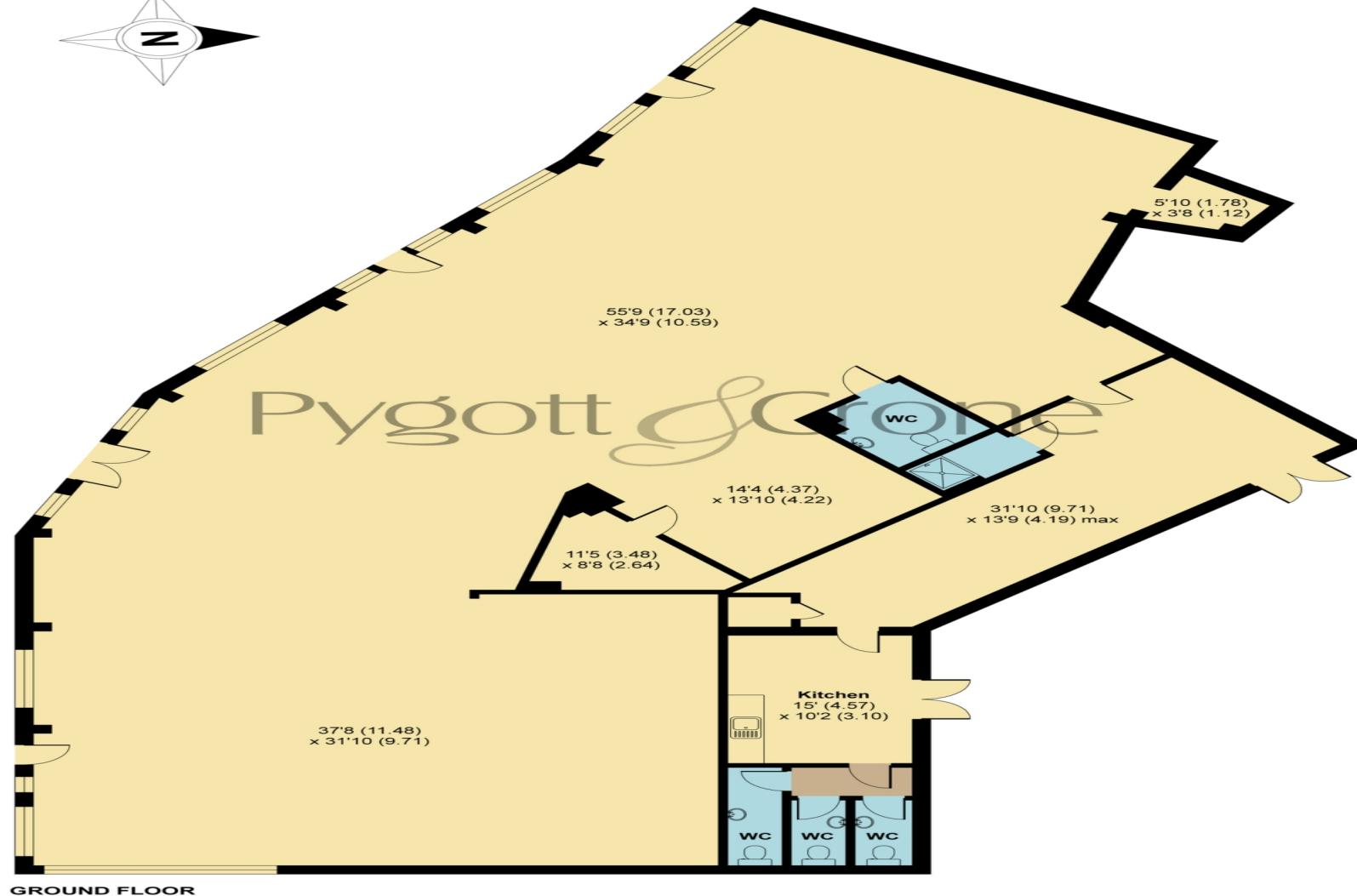
#### VIEWING

Pygott & Crone Commercial



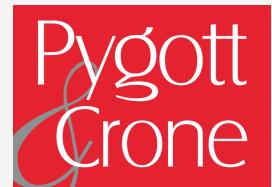
**Marshalls Court Spring Gardens,  
Gainsborough, Lincolnshire, DN21**  
Approximate Area = 4461 sq ft / 414.4 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.  
Produced for Pygott & Crone. REF: 783152



**Marshalls Court, Spring Gardens, Gainsborough**  
is marketed through our Commercial office

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