



25 Market Place
Gainsborough, Lincolnshire, DN21 2BP

£17,500 pa

Details

- To Let
- Prime Retail Unit
- Town centre market place
- Close to SAVOY cinema
- Refurbished
- 981 sqft (91.1 sqm)
- Negotiable Lease Terms
- CEPC Rating of C





Location



Overview

An excellent opportunity to take a lease on this recently refurbished retail shop situated in the heart of the town centre and market place and close to the new SAVOY Cinema. The property has been refurbished to a shell standard and ready for shop fitting.

Location

The property is situated in a highly prominent town centre position within the market place. The area is undergoing a major makeover with the £18m investment including the development of the new SAVOY cinema, with retail units and improved transport.

Gainsborough also has the 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 know 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 21,000 and is expected to grow to 30000 in the coming years and is located 20 miles from Lincoln and 15 miles from Doncaster.

ACCOMMODATION

The property is presently being completed to a shell standard ready for shop fitting. The space comprises 981 sqft (91.1 sqm) with open plan retail space, rear exit door, double fronted retail display, WC

PLANNING

The property has established use as a retail shop which now falls within planning use class E

SERVICES

Mains electricity, water and drainage are connected to the property

TENURE

The property is offered on a minimum 3 year lease. The property will be offered on an internal repairing and insuring lease. The tenant will be required to pay a 3 month deposit.

RATEABLE VALUE

The property has a rateable value of £9900 however this is being re assessed

CEPC

The property has a CEPC of C which is valid until the 4th April 2034

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

Guildhall

Marshalls Yard

Gainsborough

Lincolnshire

DN21 2NA

Tel 01427 676676

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

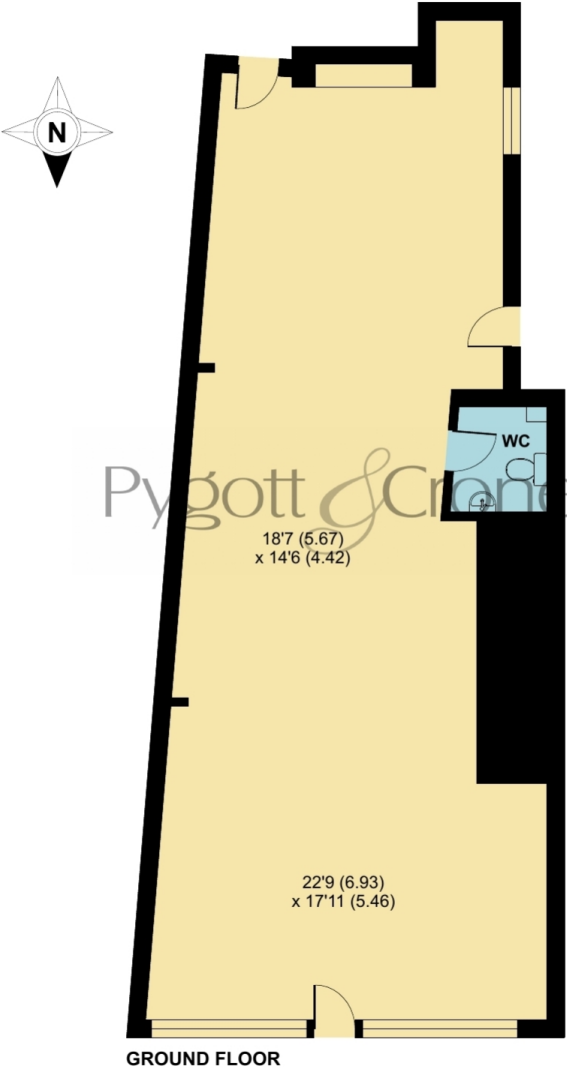
Tel 01522 536777



Market Place, Gainsborough, DN21

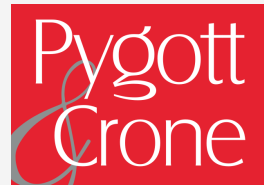
Ground Floor Net Internal Area = 981 sq ft / 91.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2026. Produced for Pygott & Crone. REF: 1415797





25 Market Place, Gainsborough
is marketed through our Commercial office

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