

Unit 2 Crown House, Heaton Street,
Gainsborough, Lincolnshire, DN21 2EF

TO LET

Prime modern retail unit

Provides 7,002 sq ft over two floors

Built in 2017 to a high specification
modern construction

On-site customer/staff parking with
a ratio of 1.1 spaces per 1,000 sq ft

Rear access with electronic shutter
door for loading/unloading

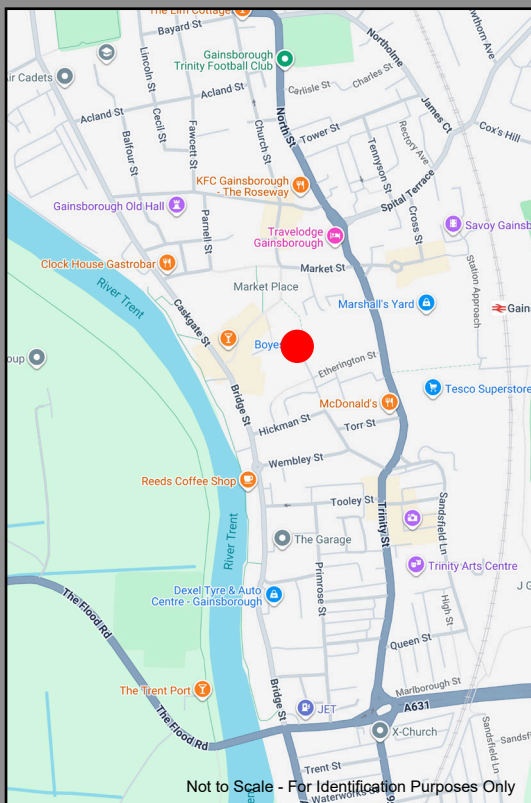
Guide Rent £45,000 p.a.

Scotts
01472 267000



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LOCATION

Strategically located on the west side of Heaton Street, the property adjoins national retailer Boyes and is in close proximity to the popular Marshalls Yard retail complex, home to major brands such as M&S, Next, Greggs, Costa Coffee, B&M, Card Factory, O2, The Range, Holland & Barrett, Browns, Cardzone and more.

To the north of the unit is the newly opened Savoy Cinema, which launched in July 2025, further enhancing the area's draw as a key leisure destination. To the south, the unit benefits from direct proximity to Gainsborough's only bus depot, offering excellent connectivity and strong organic footfall throughout the day. The property also benefits from its location near Gainsborough's historic Market Place, currently undergoing an £18 million Levelling Up-funded regeneration.

This is a rare opportunity to secure a high-quality, large-format retail unit in one of the most vibrant and evolving parts of Gainsborough. With its size, modern design, excellent servicing, and unparalleled location, the property is perfectly suited for national or regional retailers.

DESCRIPTION

This modern, semi-detached retail unit provides well-presented, open-plan retail accommodation on the ground floor with additional storage space above, making it ideal for a range of retail or showroom uses. The ground floor features a spacious open-plan layout with a large, full-height glazed shop front, offering excellent visibility, natural light, and pedestrian access. Internally, the unit benefits from a durable concrete floor, blockwork walls, and W/C facilities. The property is constructed with brick elevations under a pitched, profile metal-clad roof, offering a robust and low maintenance design.

To the rear of the property, there is a small service yard suitable for deliveries, while to the front is external car parking available for both customers and staff, providing added convenience.

ACCOMMODATION

Ground Floor	518.33 sq m	(5,579 sq ft)
First Floor	132.24 sq m	(1,423 sq ft)
Total Area	650.57 sq m	(7,002 sq ft)

TERMS

The property is available by way of an assignment of the existing lease, which is due to expire on 13 February 2032, at a rent of £45,000 per annum. Consideration may also be given to the landlord granting a new lease for a longer term.

SERVICES We understand a 3 phase electricity supply is available to suit any businesses requirements

RATEABLE VALUE The property is described as 'Shop & Premises' with a Rateable Value of £50,000 (2023 Rating List).

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

EPC RATING: B (47)

FURTHER INFORMATION AND TO VIEW

Contact Ed Chisholm ed@scotts-property.co.uk 01472 267000

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