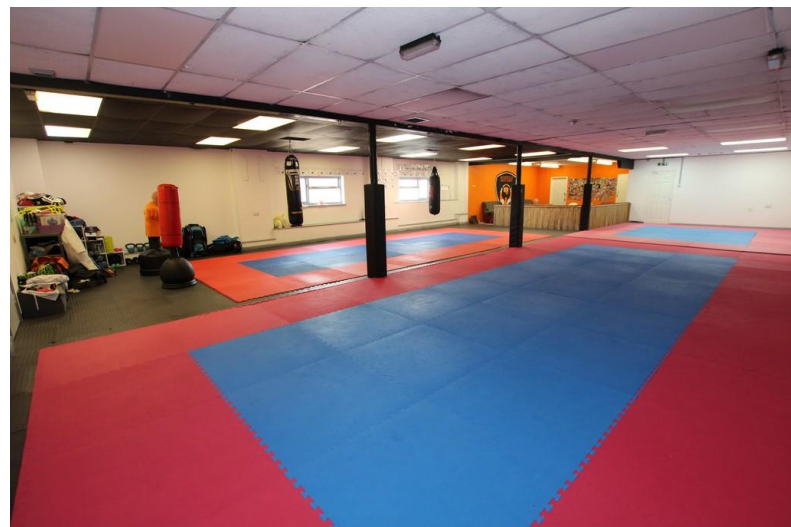




**Showroom with Workshop & Office Accommodation for Sale**  
**30 North Street, Gainsborough, DN21 2HU**

**Guide Price £350,000**

We are pleased to offer for sale this rare opportunity to acquire a Freehold showroom, workshop and office building. The property extends, in total, to circa. 7,535 sq.ft (700 sq.m), located centrally within Gainsborough, fronting onto North Street (A159), close to the Marshalls Yard Retail & Leisure Complex and also adjacent to Gainsborough Town Football Club premises. Some of the accommodation is let on short-term occupational arrangements offering investment opportunities. Further information is available on request.



30 North Street, Gainsborough, DN21 2HU



#### SERVICES

Mains drainage, gas, electricity and water are connected. Sub-meters are installed so that individual Tenants can pay their own utility costs.

#### EPC RATING – D

#### TENURE

The property is available on a Freehold basis, with Vacant Possession offered for the principal ground floor showroom area. A number of workshops, offices and the first floor studio are subject to commercial occupancy agreements, offering the potential for creating an excellent income stream.

#### PARKING

There is a small forecourt/car park to the left hand side of the building. In addition, there is a car park to the right hand side of the building shared with neighbouring occupiers.

#### VIEWINGS

By prior appointment through Mundys.



## LOCATION

The property is prominently located on North Street (A159) just north of Gainsborough Town Centre, the administrative hub of West Lindsey District Council. Gainsborough has a resident population of circa. 22,000 residents, being one of the largest Market Towns in Lincolnshire, currently benefitting from a number of refurbishment/regeneration projects. Gainsborough is located approximately 18 miles north-west of Lincoln and 15 miles south of Scunthorpe, where there is accessible to the National Motorway Network, via the M180.

## ACCOMMODATION

The two-storey building principally comprises a ground floor showroom with two additional workshops, whilst at first floor level, there are seven refurbished offices, together with a large studio suite/gym, offering excellent income potential. The ground floor showroom premises extend to 2,200 sq.ft (204 sq.m) and in addition, there are ancillary office and WC facilities and the two separate workshops extend to 900 sq.ft (83.5 sq.m) and 680 sq.ft (63 sq.m) respectively.

At first floor level, the offices and studio accommodation extends, in total, to 3,250 sq.ft (302 sq.m), currently let to occupiers on flexible Lease terms. Further details are available on request.

Given the location and size of this property, it is considered suited to a variety of prospective purchasers, including potential owner occupiers/investors or developers. The Vendor currently occupies the ground floor showroom accommodation which is suitable for its continued use as showroom/retail space and could also make an excellent restaurant or leisure facility, subject to any necessary Planning Permissions required. Details of the existing occupiers and income being generated are available on request.

## BUSINESS RATES

The property is subject to a number of individual Rateable Values for the various elements within the building. The principal ground floor showroom has a Rateable Value of £6,200.

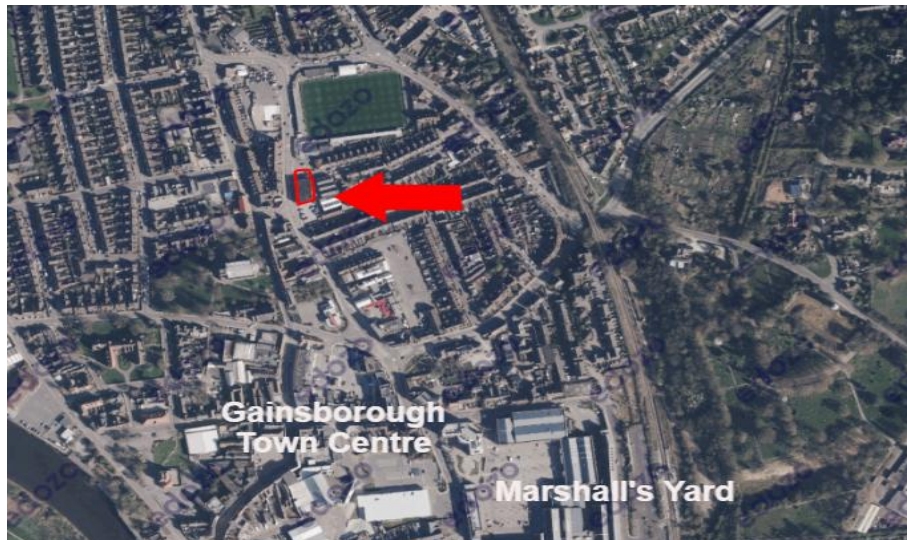
The larger, first floor studio, has a Rateable Value of £9,375.

Occupiers of accommodation within this property are all therefore likely to qualify from Small Business Rates Relief. Further details are available on request.

## VAT

The property is elected for VAT and VAT will be chargeable in addition to the purchase price, although dependent on the nature of the sale, VAT may not be applicable if the building is purchased as an ongoing income generating investment property. Further details are available on request.





# FLOOR PLANS TO FOLLOW

## **WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## **SELLING YOUR HOME - HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

## **BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## **GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## **NOTE**

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## **GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

**29-30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**commercial@mundys.net**  
**01522 556088**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

