

Retail Unit - TO LET

5-7 Church Street, Gainsborough DN21 2JJ



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Accommodation

The approximate floor areas are as follows:

Description	Area (Sq Ft)	Area (Sq M)
Ground Floor	487	45.24
First Floor	523	48.59
Total	1010	93.83

Key Features

- Fully glazed retail frontage
- Ancillary storage on the first floor
- W/C and Kitchenette
- Available December 2025

Description

The property provides a retail unit at ground floor level with ancillary storage, kitchen and W/C facilities on the first floor.

It benefits from good visibility to both passing vehicles and pedestrians.

Non-allocated parking is available directly opposite the property.



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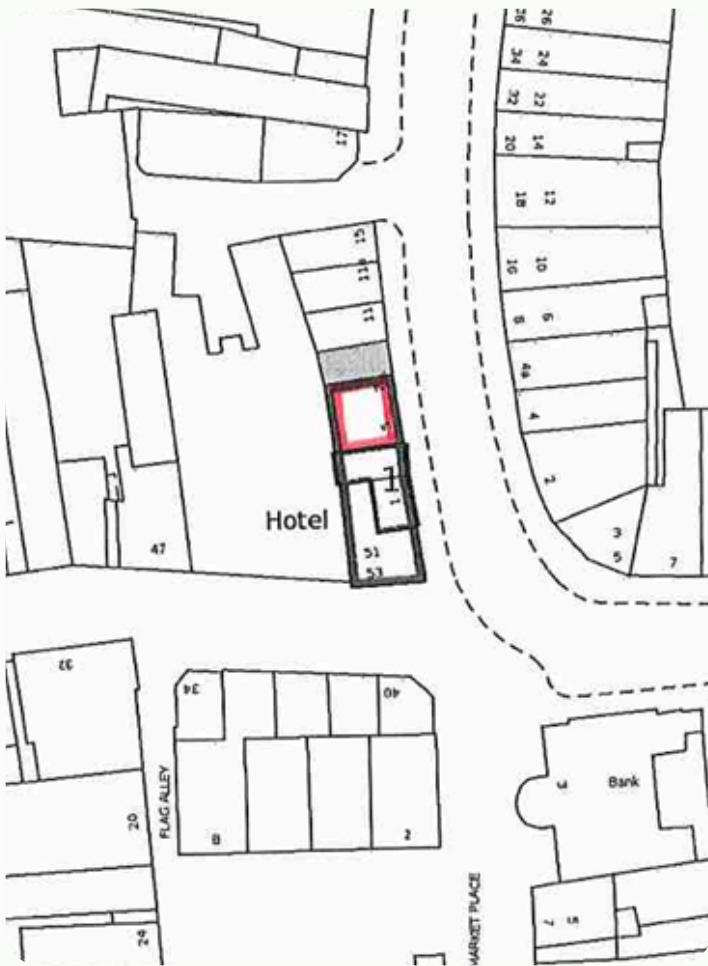
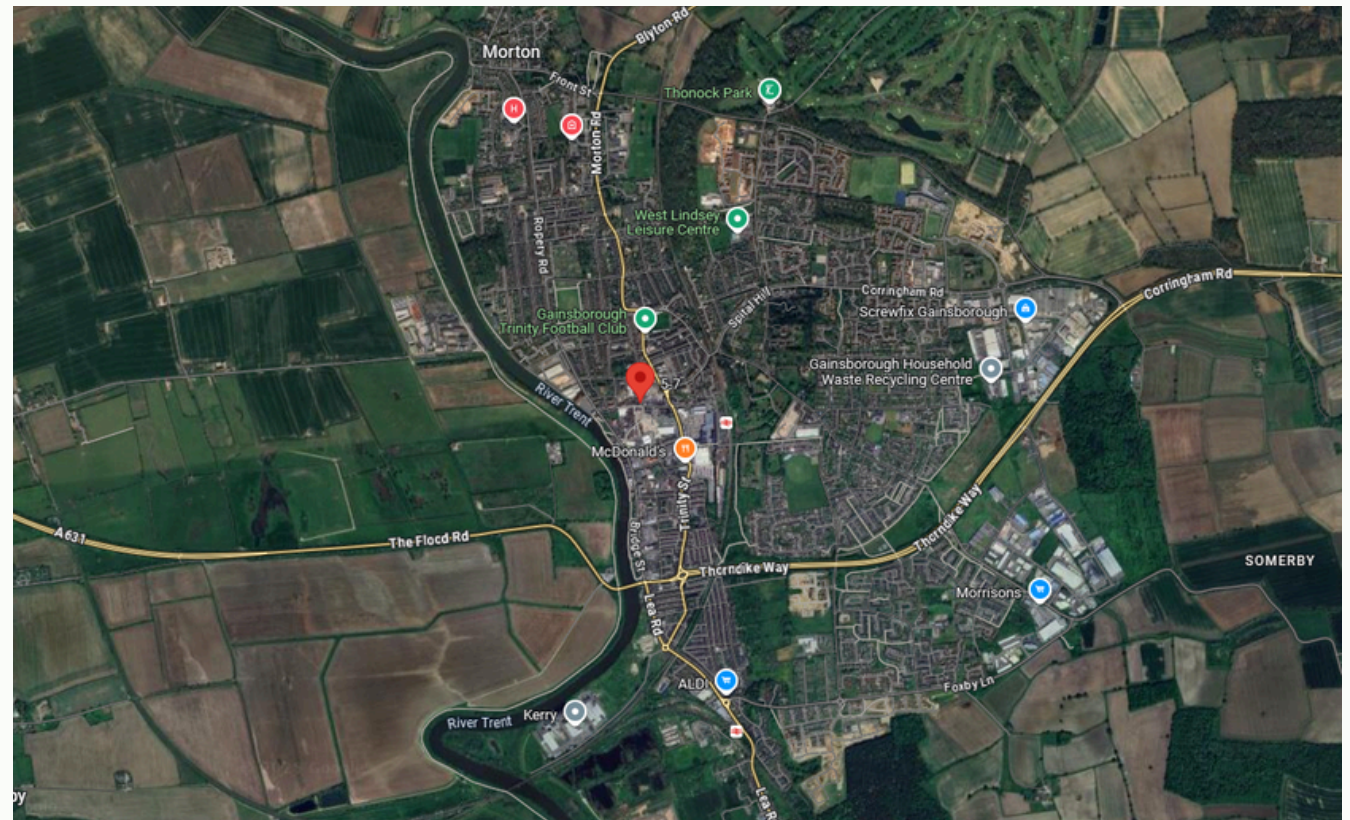
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Location

The property is located in the centre of Gainsborough, a well-connected market town in Lincolnshire situated around 20 miles east of Doncaster and 18 miles north of Lincoln.

Positioned just off the corner of Church Street and Lord Street, the property sits within an established commercial area surrounded by a variety of independent shops and local amenities.

Gainsborough Central Train Station is approximately 0.3 miles away, with the A156 and A631 providing convenient road access to nearby towns and the wider motorway network



Rateable Value	£8,700 (LINK)
EPC	C (61) (LINK)
VAT	Payable on all outgoings at the prevailing rate.
Costs	Each party will be responsible for their own costs.



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Proposal

New lease available directly from the landlord on terms to be agreed, subject to vacant possession. Rent **£9,000 per annum (£750 per month)** exclusive.



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Commercial Property
Management



Valuation & Lease Advisory



Agency & Investment



Building Consultancy

SUBJECT TO CONTRACT

Anti Money Laundering Regulations

In order to comply with anti-money laundering legislation, where applicable and following agreement of terms the tenant/purchaser will be required to provide certain identification documents.

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