

PRIME NEW RESTAURANT, RETAIL & LEISURE UNITS - AVAILABLE HY1 2026

TO LET



**Forming Part of the Savoy Cinema Development, Market Place, Gainsborough
DN21 2BP**

#30/2025A



FORMING PART OF THE SAVOY CINEMA DEVELOPMENT

MARKET PLACE, GAINSBOROUGH, DN21 2BP



Agreement

To Let



Detail

Retail/Leisure Units



Rent

£12,000 - £40,000 pax



Size

132 - 519 sq m
(1,420 - 5,586 sq ft)



Location

Gainsborough, DN21 2BP



Property ID

#30/2025A

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Gainsborough is moving into a period of substantial growth in population, jobs and housing.

JOBS

10,000

New jobs being created

Gainsborough is set to benefit from its proximity to the multibillion-pound STEP fusion site, creating a pipeline of long-term, highly skilled jobs. With growth in sectors like agritech, defence, and security along the A15 corridor, the region is poised to become a global hub for technological and scientific innovation. Gainsborough is already home to global brands like Ping and Einox.



HOUSING

2,177

New homes by 2040

Gainsborough's population is projected to grow from 21,000 to 30,000. Two Sustainable Urban Extension schemes are already in progress, both within a 20-minute walk of the town centre. Additional residential developments are also underway in the town centre and along the nearby riverfront.



INVESTMENT

£18M

Invested in the Town Centre

Gainsborough has benefited from significant public and private investment, including the award-winning Marshalls Yard retail park and a 54-room town centre hotel. The latest £18m investment delivers the new Savoy Cinema, retail units, public green spaces along the riverside and an upgraded transport hub.



Property

Forming part of the transformational 4-screen Savoy Cinema development in the heart of Gainsborough, strategically placed connecting the new multi-screen cinema and the redeveloped Market Place to Marshall's Yard retail park.

1 Marshalls Walk

1 Marshalls Walk comprises a fitted out food & beverage or retail unit across two floors. Ideally located fronting the new pedestrian linkage to the 4-screen cinema. The unit will be fitted out to an excellent standard with 3 phase electrics, wood vinyl effect flooring, painted plastered walls, strip LED lighting, WCs and staff accommodation.

2 Marshalls Walk

2 Marshalls Walk comprises a fitted out food & beverage or retail unit across three floors. This unit benefits from a prime location within the scheme due to the Market Place frontage. The unit will be fitted out to an excellent standard with wood vinyl effect flooring, painted plastered walls, strip LED lighting, WCs and staff accommodation.

Both 1 & 2 Marshalls Walk benefit from a rear service yard.

17 Market Place

17 Market Place comprises a 3 floor food & beverage or leisure unit capable of accommodating 100+ covers. The unit benefits from a prime wide Market Place frontage. The Landlord, West Lindsey District Council, will consider suitable incentive packages relative to the cost of fitting out the unit.

Energy Performance Certificate

To be assessed.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the units. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Accommodation

Having measured the units in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following floor areas.

Area	m ²	ft ²
1 Marshalls Walk (UNDER OFFER) - Retail/F&B		
Ground Floor	66	710
First Floor	66	710
Total	132	1,420
2 Marshalls Walk (UNDER OFFER) - Retail (preferred)		
Ground Floor	58	624.33
First Floor	58	624.33
Second Floor	58	624.33
Total	174	1,873
17 Market Place - F&B/Leisure		
Ground Floor	275	2,960
First Floor	134	1,442
Second Floor	110	1,184
Total	519	5,586

Town & Country Planning

The units are available for a wide range of restaurant, bar, retail and leisure uses.

Rates

To be assessed.

Tenure

The units are available **To Let** by way of new Full Repairing and Insuring leases, for a term to be agreed.

Rent

1 Marshalls Walk (U/O) - £12,000 per annum exclusive

2 Marshalls Walk (U/O) - £16,000 per annum exclusive

17 Market Place - £40,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

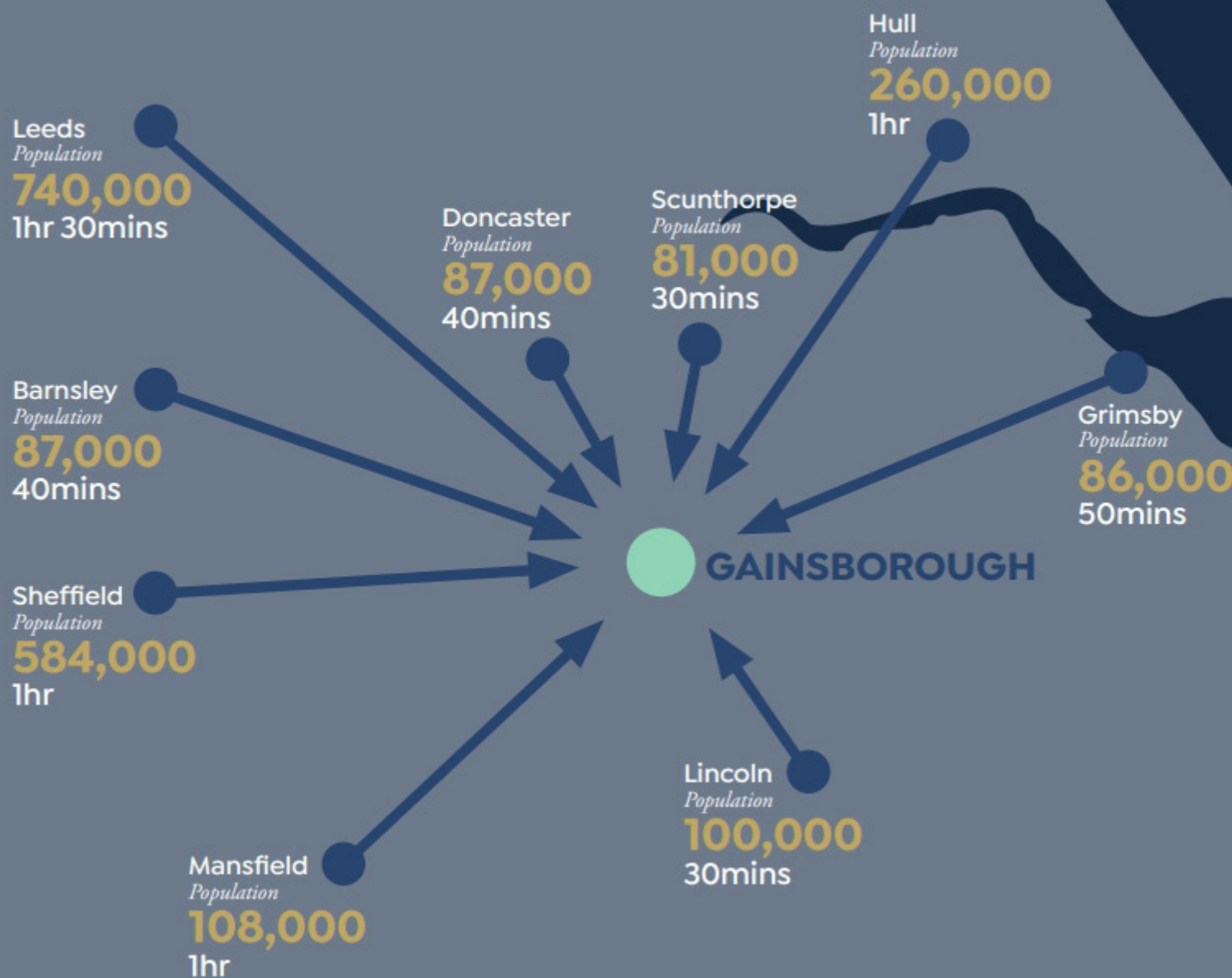
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Further Information

Please contact Jasper Nilsson for floor plans, full unit specifications and any general enquiries.

07929 105395 or jasper.nilsson@eddisons.com

It's **TIME**
to **INVEST** in
GAINSBOROUGH



3.1M
People within a
60 minute drive



It's TIME
to INVEST in
GAINSBOROUGH



Whitton's Gardens Redevelopment



Baltic Mill Redevelopment

Town Centre Redevelopment

- New four screen Savoy Cinema
- Marketplace redevelopment
- New commercial units
- Riverside redevelopment (Whitton's Gardens & Baltic Mill)
- Upgraded transport hub



J RETAIL UNIT'S FLOOR AREA ADDED.
14 Auditors Drawing (Not With Updated)
Revision Description Date

NB DA
Architects

www.nbdarchitects.co.uk Tel: 01253 575500

Client SAVOY CINEMAS

Project GAINSBOROUGH

Drawing PROPOSED ENTRANCE LEVEL
GA PLAN
SHEET 2 OF 2

Drawing No. 1883/GB-011 Revision J

Scale 1:100@A1 Date 22.02.23 Drawn T.A.L.

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J	RETAIL UNITS FLOOR AREAS ADDED.	28.07.24
H	Auditorium Dividing Wall Width Updated.	28.07.24
Revision	Description	Date

NB
Architects
DA

www.btgarchitects.co.uk Tel: 01625 575550

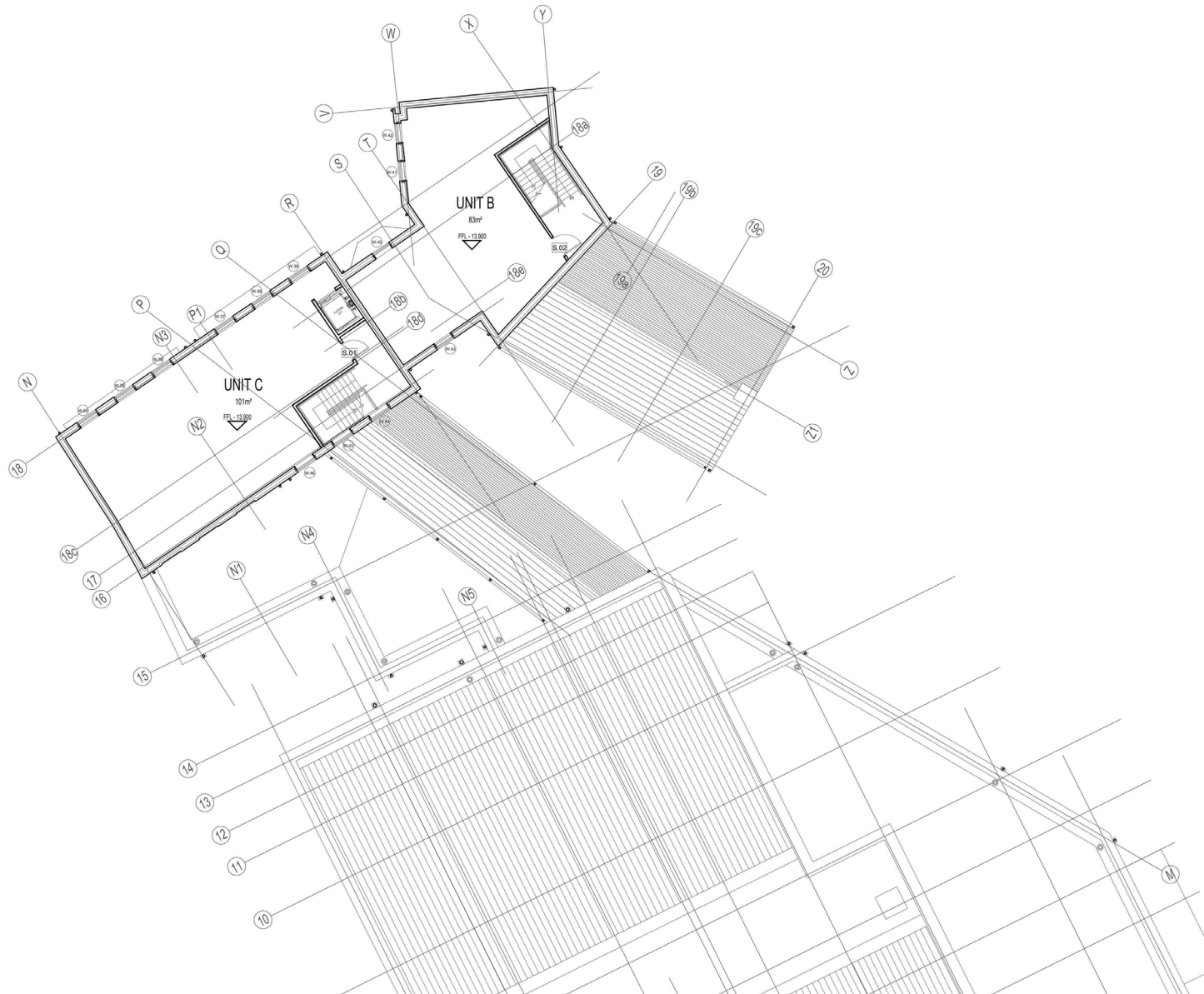
Client SAVOY CINEMAS

Project GAINSBOROUGH

Drawing PROPOSED PROJECTION LEVEL
GA PLAN
SHEET 2 OF 2

Drawing No: 1883/GB-013 Revision J

Scale: 1:100@A1 Date: 22.02.23 Drawn: T.L. Checked: J.L.



H	RETAIL UNIT FLOOR AREAS ADDED	28.07.24
G	DRAWING UPDATED TO SUIT ESCAPE STAIR ALTERATIONS	09.04.24
F	RAMP LOCATIONS & WALL UNIT C WALL POSITIONS UPDATED	28.03.24
E	GRID LINES UPDATED TO SUIT STEEL COLUMN POSITIONS	21.02.24
D	UPDATED TO SUIT INTERNAL WALL CONSTRUCTION	12.02.24
C	EXTERNAL WALL SETTING OUT DIMS & FFL ADDED	23.01.24
B	CONSTRUCTION ISSUE	27.11.23
A	DOOR REF ADDED	13.05.23
	TENDER ISSUE	12.04.23
Revision	Description	Date

NB
Architects
DA

www.nbda-architects.co.uk Tel 01825 575555

Client SAVOY CINEMAS

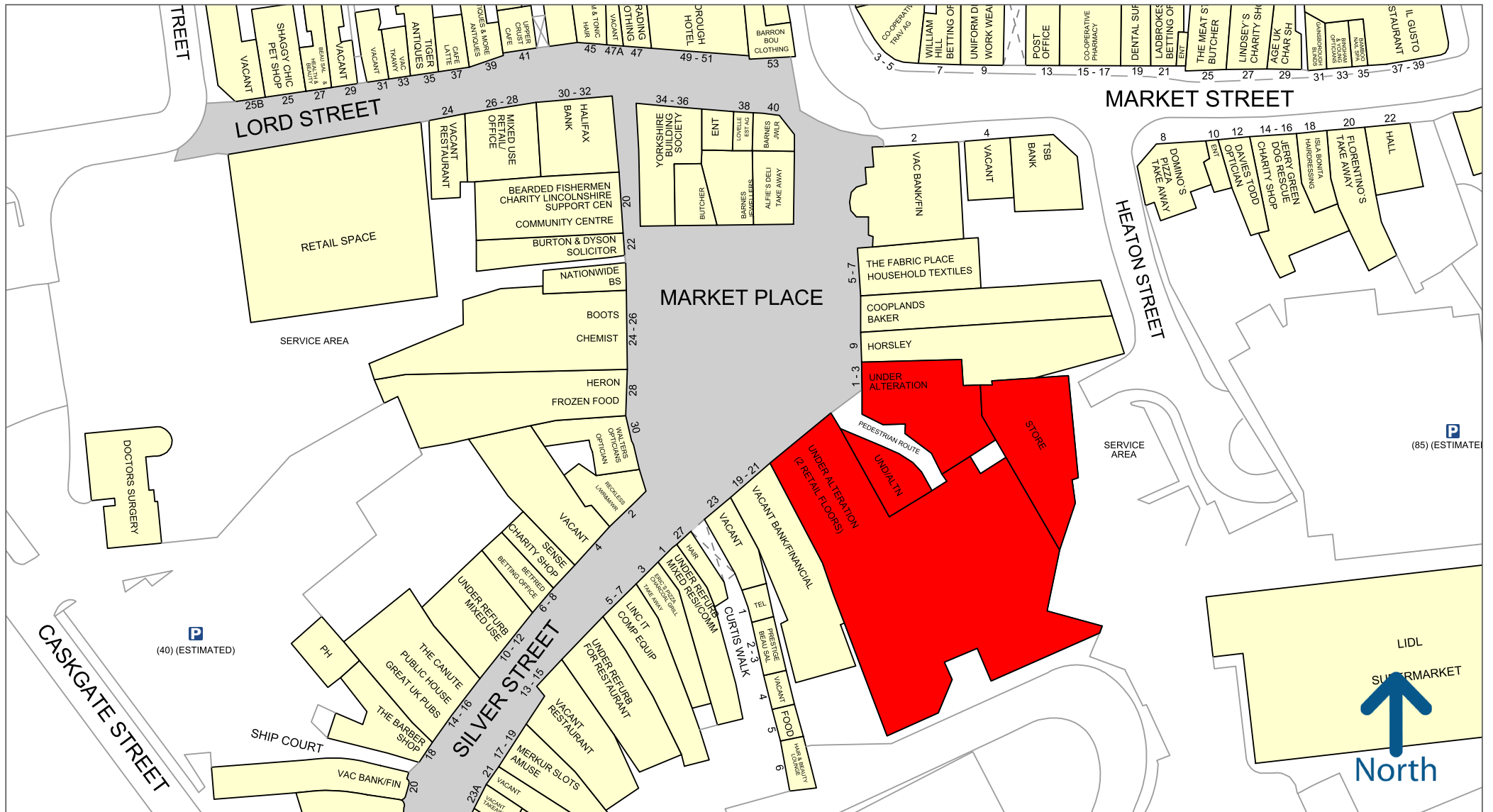
Project GAINSBOROUGH

Drawing PROPOSED SECOND FLOOR
GA PLAN

Drawing No: 1883/GB-014 Revision H
Scale 1:100@A1 Date 22.02.24 Drawn T.A.

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A1 Drawing



50 metres

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Experian Goad Plan Created: 27/01/2025

Created By: Barker Storey Matthews

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