



23-25 Market Place, Gainsborough
DN21 2BP
#1238256/2026C

23-25 Market Place

Gainsborough, DN21 2BP



Agreement

To Let



Detail

Retail Premises



Rent

£17,500 pax



Size

83.57 sq m (899 sq ft)



Location

Gainsborough, DN21 2BP



Property ID

#1238256/2026C

For Viewing & All Other Enquiries Please Contact:



Jasper Nilsson

MSc

Surveyor

T: 01522 544515

M: 07929 105 395

E: jasper.nilsson@eddisons.com

William Downing

BSc (Hons) MRICS FNAEA MARLA

Director

Pygott & Crone

T: 0330 1280939

Property

The property comprises a mid-terrace retail unit of traditional brick construction, with double frontage onto Market Place.

Internally, the property is under refurbishment and will provide a 'white-box' fitout upon completion. This will include a suspended ceiling, air conditioning, flooring and disabled WC.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	83.57	899

Energy Performance Certificate

Rating: C70

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. 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.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: West Lindsey District Council
Description: Shop and Premises
Rateable value: £9,900

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new effective Full Repairing and Insuring lease, for a term to be agreed.

Rent

£17,500 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 may 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.

Anti-Money Laundering

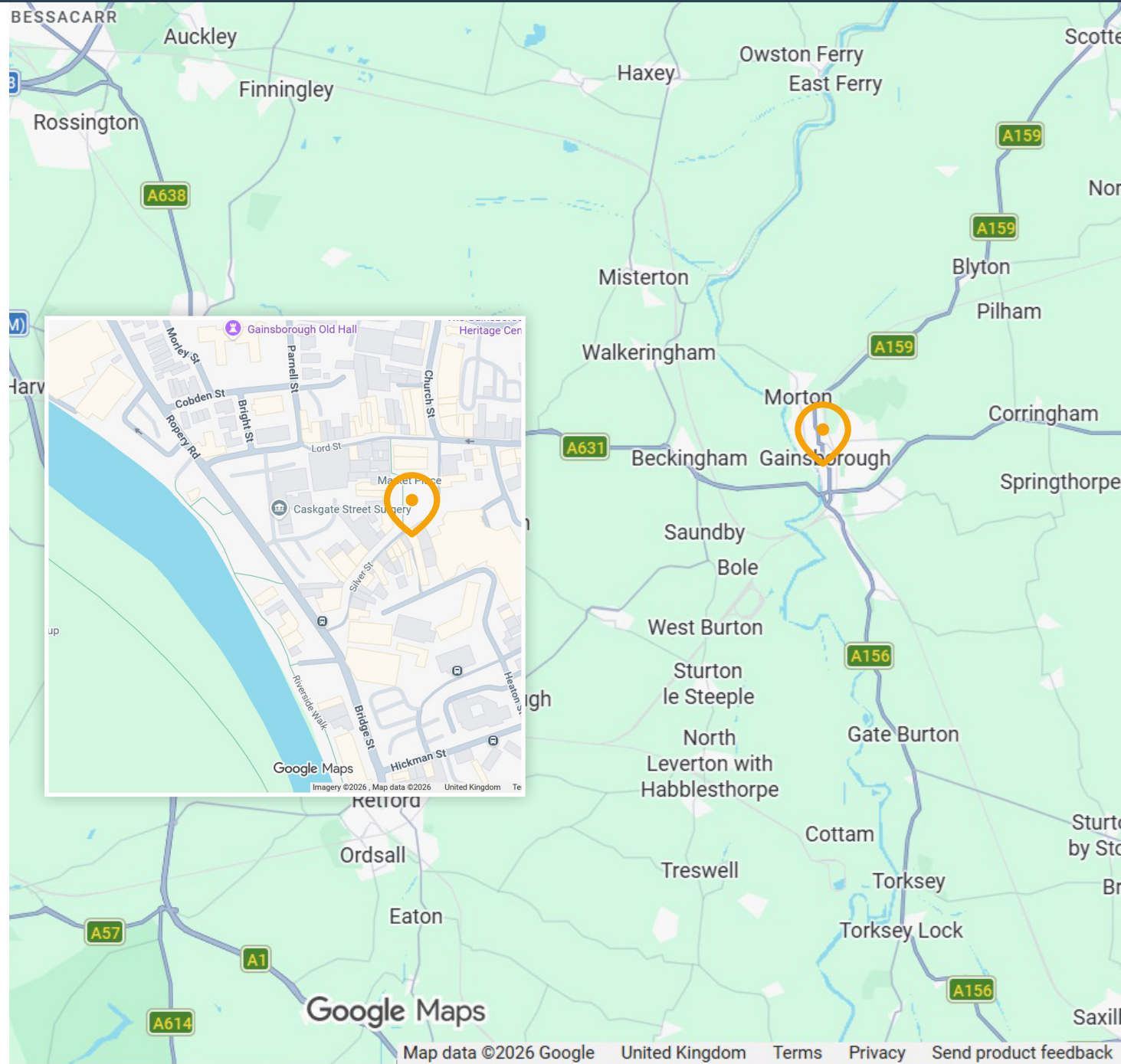
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

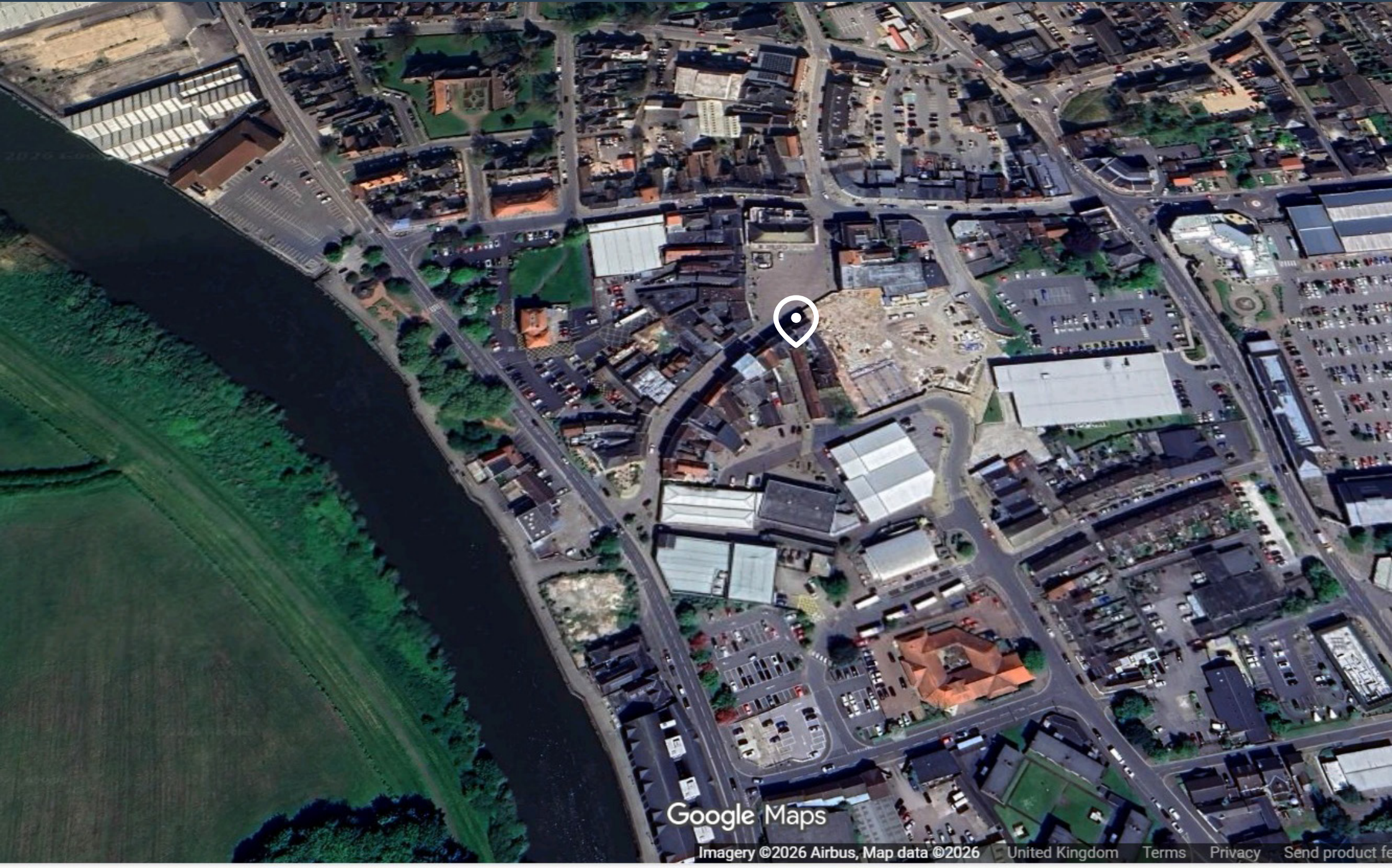
Location

Gainsborough is a historic Market Town with a population of over 20,000 people and a resident catchment within 12 miles of just over 133,000. It is the administrative and shopping centre for the District of West Lindsey and is situated 15 miles north west of Lincoln, a similar distance south east of Doncaster and 12 miles south of Scunthorpe.

The property occupies a prominent position on the Town's Market Place, close to a good range of national and regional retailers, including Boots, Heron, Superdrug, Argos and Sports Direct.

The Town has a well regarded market that trades on a Tuesday and Saturday. Gainsborough has seen significant investment in recent years, particularly with the development of the new 4 screen Savoy cinema and Marshall's Yard, a £40 million mixed use regeneration project, which provides a popular and thriving retail scheme, attracting shoppers from a wide catchment into the Town Centre.





Google Maps



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