



Unit 2, The Tillbridge Centre, Gainsborough
DN21 1FT

#1234618/2025L

UNIT 2, THE TILLBRIDGE CENTRE

GAINSBOROUGH, DN211FT



Agreement

To Let



Detail

Retail and Storage Unit



Rent

£16,000 pax



Size

90.75 sq m (976.82 sq ft)



Location

Gainsborough, DN211FT



Property ID

#1234618/2025L

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

MSc
Surveyor

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Property

The property comprises a purpose-built mid-terrace retail unit, located in a busy neighbourhood retail park near a variety of regional and local retailers, including Spar and Barnardo's.

This unit benefits from a prominent retail frontage and contains a WC, kitchen and storage space. The site also has free customer parking for 2 hours.

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	90.75	976.82

Energy Performance Certificate

Rating: B31

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).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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: £11,750

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 Full Repairing and Insuring lease, for a term to be agreed.

Rent

£16,000 per annum exclusive

Service Charge

A service charge will 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.

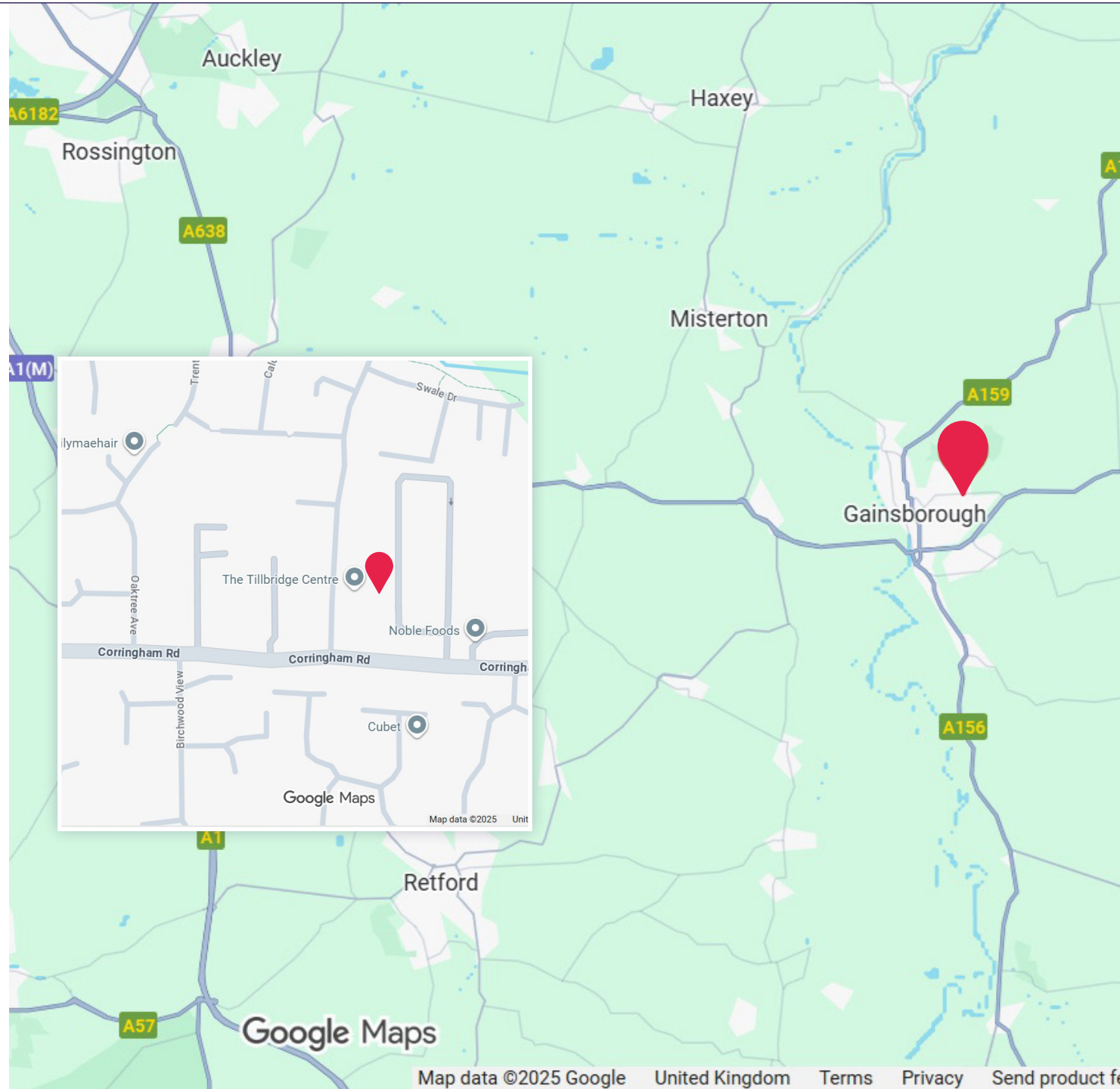
Anti-Money Laundering

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

The Tillbridge Centre is located around 1 mile north east of Gainsborough Town Centre, at the entrance to a large new housing development, which provides easy access into the town centre. The Centre occupiers include Spar, Subway, Lovelle Estate Agency and local retailers.

Gainsborough is a historic market town with a population of approximately 22,000 people. The town has recently undergone several regeneration projects, including the £39 million Marshall's Yard development to provide a popular and thriving retail unit scheme, along with office and residential space.





Google Maps

