



85 Church Street
Gainsborough, Lincolnshire, DN21 2JX

£175,000

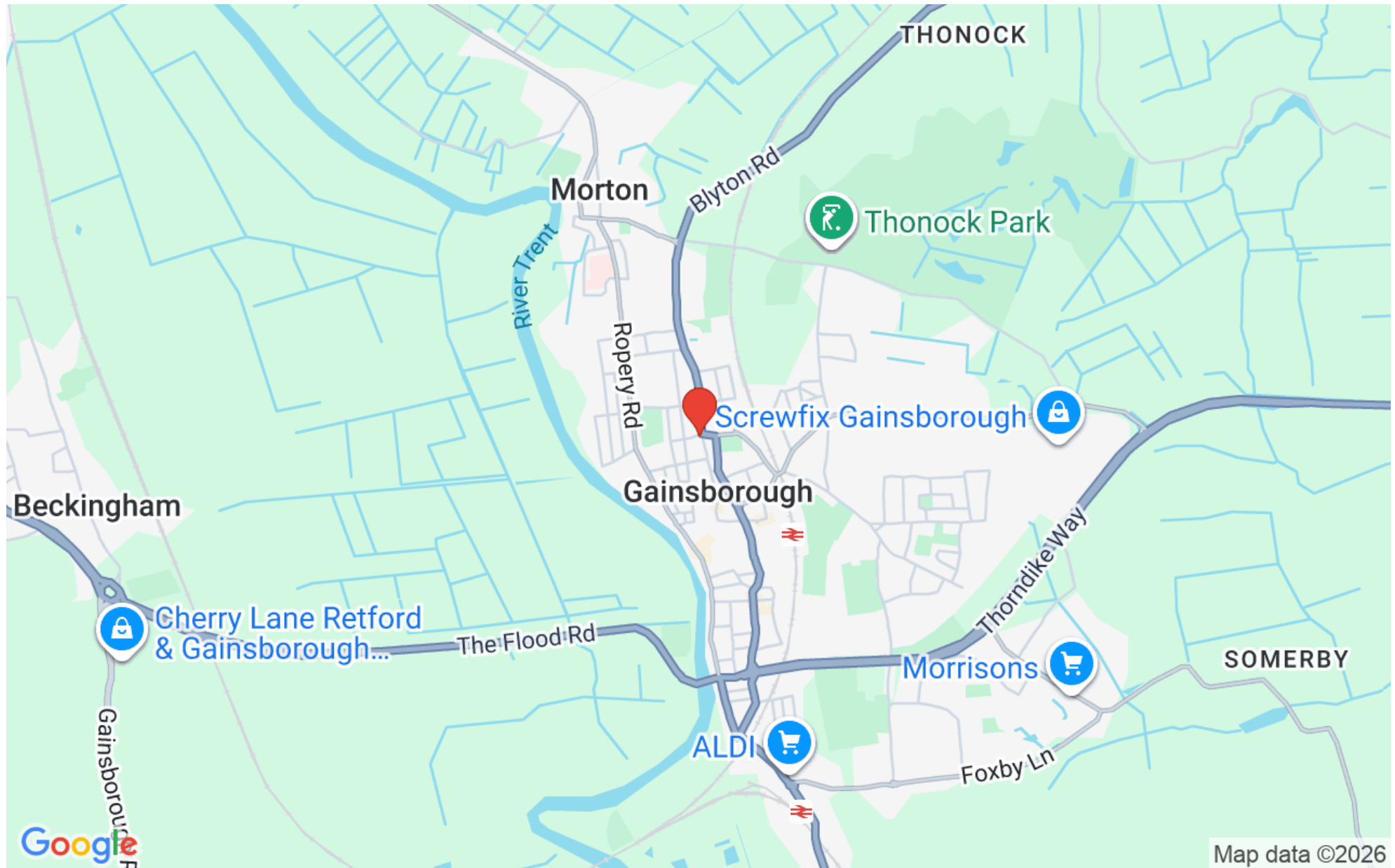
Details

- For Sale
- Retail shop & Flat
- Ground Floor 794 sqft (73.7 sqm)
- First floor 3 beds 652 sqft (60.5 sqm)
- Second Floor 1 bed 294 sqft (27.3 sqm)
- Rear Yard
- Would Suit food/hot food
- General Retail





Location



Overview

An excellent opportunity to purchase this freehold retail shop with first and second floor 4 bedroom flat. The property is located within 1 mile of the town centre and is in a prominent location close to a densely populated area. The property would suit retail, food use and other similar uses.



Location

The property is located in a mixed commercial and residential area of Gainsborough. The property is within 1 mile of the town centre and located to the north of the town in a densely populated area. Gainsborough is located a 30 minute drive from the UK's motorway network, an international airport and mainline rail services. The town is nestled in the north-west corner of Lincolnshire, close to the border of Nottinghamshire and the Lincoln and Sheffield city regions. Gainsborough's population is projected to grow from 21,000 to 30,000 by 2036,

ACCOMMODATION

The property comprises a 3 storey end terraced property with the following accommodation:

Ground Floor 794 sqft (73.7 sqm)

First Floor 652 sqft (60.5 sqm)

Second Floor 294 sqft (27.3 sqm)

Rear Yard Area with garage



PLANNING

The property has established use as retail and residential accommodation

SERVICES

All mains services of water, electricity, gas and drainage are connected to the property

TENURE

The property is offered for sale freehold with vacant possession

RATEABLE VALUE

The property has a rateable value of £2850

CEPC

The property has a CEPC rating of E which is valid until the 17th November 2030

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT if applicable





LOCAL AUTHORITY
Contact West Lindsey Council

Tel 01427 676676

VIEWINGS
Contact Pygott & Crone Commercial

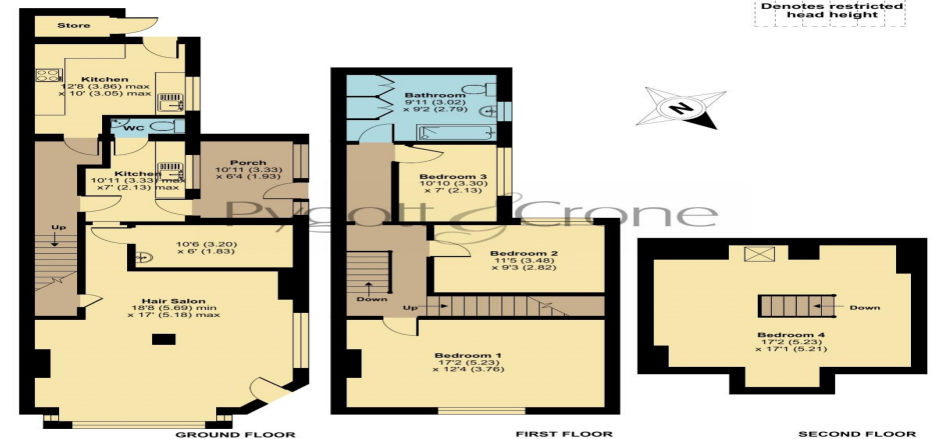
Tel 01522 536777

Church Street, Gainsborough, DN21

Ground Floor Net Internal Area = 794 sq ft / 73.7 sq m
First Floor Net Internal Area = 652 sq ft / 60.5 sq m
Second Floor Net Internal Area = 294 sq ft / 27.3 sq m
Total = 1740 sq ft / 161.6 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS3 Commercial). © richcom 2024. Produced for Pygott & Crone. REF: 1500882



85 Church Street, Gainsborough
is marketed through our Commercial office

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