

RETAIL WAREHOUSE / TRADE COUNTER

WEMBLEY STREET GAINSBOROUGH DN21 2AJ

LOCATION

The premises occupy an exceptionally prominent corner location with main road frontage, close to Gainsborough town centre. It is also close to Sports Direct (16,420 sq ft) and within walking distance of the new Marshall's Yard Retail Scheme (206,000 sq ft) which accommodates such names as M & S Simply Food, JJB Retail and Fitness, and a Next store (10,000 sq ft) amongst others.

Gainsborough is also experiencing substantial growth in its residential population and is providing a popular over spill from Lincoln, some 20 miles away.

DESCRIPTION

The premises, as existing provide a total ground floor area of circa 11,160 sq ft with car parking for up to 15 vehicles.

It is currently a distribution/warehouse (B8) use, but alternative uses will be considered subject to the obtaining of satisfactory planning consent, either as a whole or on a split basis. Trade counter and possibly retail use could be considered suitable. A redevelopment of a 1.2acre site may also be considered.

LEASE

The existing premises will be available for a term of years to be discussed, subject to 5 yearly reviews and on effectively full repairing and insuring basis

RENT

As a B8 user a rent of £30,000 per annum is sought or subject to a change of use, division and/or redevelopment the rent will be subject to further discussions.

RATES

It is understood that the property is currently assessed as follows:-

As a distribution warehouse	
Rateable value	£28,000.00
Rates payable 2008/2009	£13,048.00

LEGAL COSTS

The ingoing party will be responsible for the landlords reasonable legal costs incurred in the granting and preparation of the new lease.

VIEWING

**STRICTLY BY PRIOR APPOINTMENT
THROUGH THE SOLE RETAINED AGENTS :-**

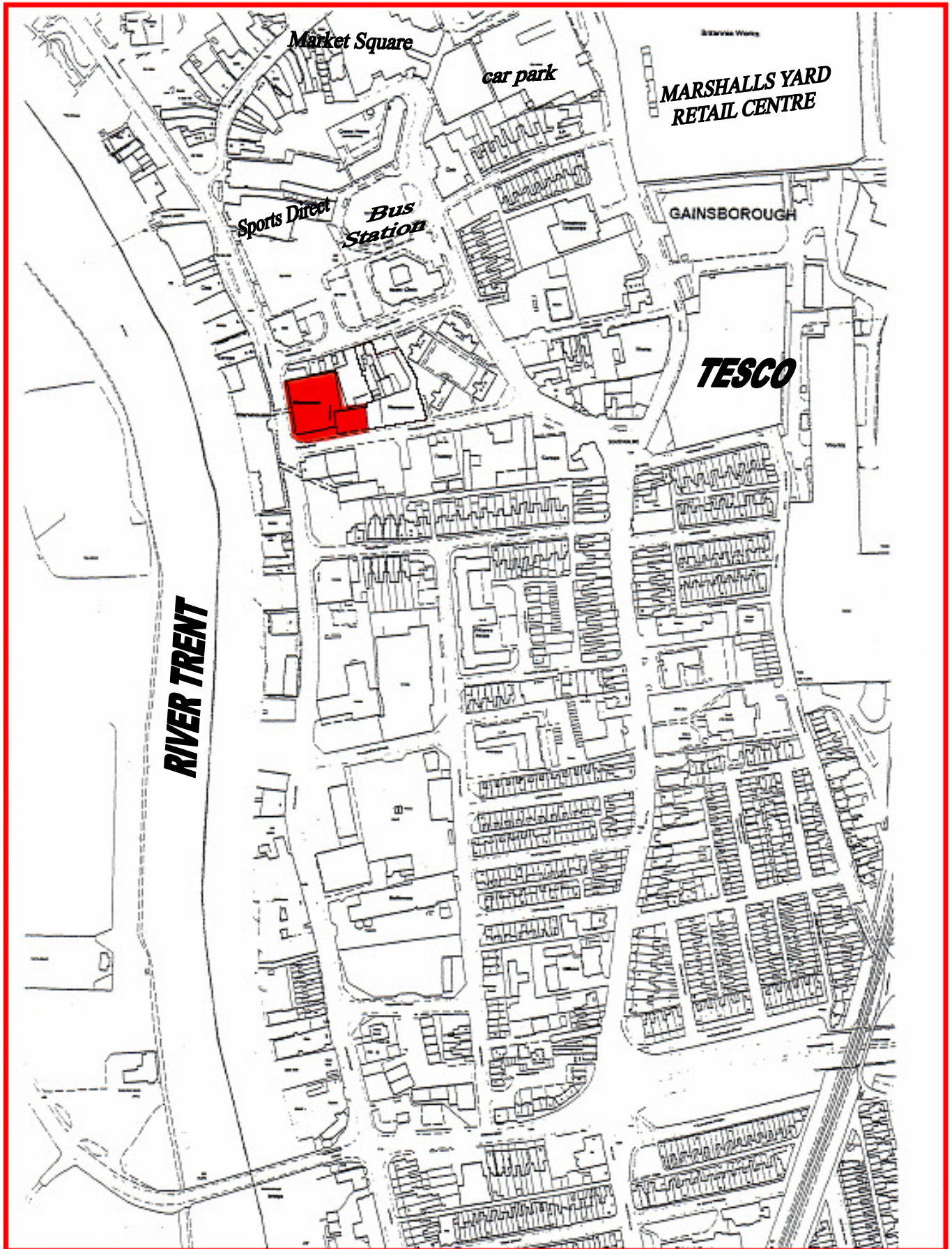
Richard W. Bolton

e-mail richard@boltonbirch.com

SUBJECT TO CONTRACT

Details Updated (11.07.08)
Ref: (RWB/MH)





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