



**PROMINENTLY SITUATED CORNER SHOP PREMISES
WITH STORAGE ACCOMMODATION TO THE REAR
126 TRINITY STREET
GAINSBOROUGH
LINCOLNSHIRE
DN21 1JD
RENT: £450 PER CALENDAR MONTH
AVAILABLE ON LEASE – TERMS TO BE NEGOTIATED**



**UNITARIAN CHAPEL, TRINITY STREET,
GAINSBOROUGH, LINCOLNSHIRE, DN21 1JF
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126 TRINITY STREET, GAINSBOROUGH

Situation:

The premises are prominently situated opposite the Trinity Arts Centre on Trinity Street, a busy thoroughfare to the town centre of this market town, the prestigious Marshall's Yard Retail, Commercial and Leisure complex. Also McDonalds and the Tesco and Lidl supermarkets.

Description:

The property comprises a ground floor corner shop with extensive accommodation to the rear. It has been used as a hairdressers/beauticians and licenced for body piercing. The accommodation comprises:-

Ground Floor:

Salon/Sales Shop:

19.12sqm (206sqft) electric radiator.

Lobby:

Understairs cupboard.

Room:

11.78sqm (127sqft)

Rest Room:

12.20sqm (131sqft), night storage heater.

Rear Store:

12.55sqm (135sqft)

Kitchenette:

With sink unit.

Rear Lobby:

Separate w.c.:

General Remarks:

Services:

Mains water, electricity and drainage are connected to the property.

Rent:

£450 per calendar month plus outgoings.

Lease:

For a term of 3 years, subject to negotiation.

Deposit:

The tenant will be required to pay a deposit equivalent to one months rent prior to entering the property.

Viewing:

Strictly by appointment with the agents on 01427 616777.



