



**UNIT 5 CURTIS WALK
GAINSBOROUGH
LINCOLNSHIRE
DN21 2BX**

**TO LET - £375 PER CALENDAR MONTH
PLUS OUTGOINGS**

An opportunity to lease a terraced shop unit with first floor accommodation in an established small shopping parade which is a busy pedestrian link between the Market Place/Silver Street and Boyes store and Bus Station.



**MID TERRACED SHOP PREMISES
FLOOR AREA – APPROX. 31.70 SQ.M (341 SQ.FT) NIA
NEAR TO THE TOWN CENTRE**

**AN IDEAL START UP BUSINESS UNIT
UNIT 5 CURTIS WALK, GAINSBOROUGH, LINCOLNSHIRE, DN21 2BX**

Situation:

The premises are situated in a parade of similar retail units on Curtis Walk, a busy pedestrian link between the Market Place/Silver Street and Boyes store and the Bus Station. Recently the Lidl Supermarket has opened nearby. Gainsborough is an expanding market town which has the medieval Old Hall and the prestigious Marshall's Yard Retail, Commercial and Leisure complex. The Market Street areas of the town have recently been upgraded with the addition of the Travel Lodge and redevelopment on the corner of Market Street and North Street.

Description:

A mid terraced lock up shop unit with accommodation arranged over 2 floors to include w.c. facilities on the first floor. The property extends to 37.10sqm (341sqft) based on a net internal floor area on both floors.

Floor Areas:

	Sq.m	Sq.ft
Ground Floor		
Sales Area	18.50	199
First Floor		
Stockroom/Secondary Sales Area	<u>13.17</u>	<u>142</u>
	<u>31.67</u>	<u>341</u>

General Remarks:

Terms:

New lease terms are to be negotiated between parties, subject to a minimum 1 year Lease.

Deposit:

A deposit equivalent to one months rent will be required prior to entry.

Rates:

Interested parties are advised to make their own enquiries of the local charging authority North Kesteven District Council. Telephone: 01529 414155.

Services:

Mains water, electricity and drainage are believed to be available.

NB: Services, Apparatus and Equipment have not been tested by Drewery & Wheeldon Property Consultancy and therefore cannot be verified as being in working order. The leasee is advised to obtain verification from their Solicitor/Surveyor.

Viewing:

To view the premises and for any additional information please contact Drewery & Wheeldon Property Consultancy on 01427 616118.

Property Misdescription Act 1991:

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Information relating to Rating and Town & Country Planning matters has been obtained by verbal enquiry only. Prospective Leasees are advised to make their own enquiries of the appropriate Authority.

