



5 Silver Street, Gainsborough DN21 2DT

TO LET

Prominently Situated Retail Unit
Suitable For A Variety Of Uses

**2,628 Sq Ft
(244 Sq M)**

DESCRIPTION

Self-contained ground floor retail unit forming part of an attractive Grade II Listed three-storey mid terraced building. The premises benefit from a large glazed retail frontage and vehicular access/loading to the rear. There are a number of public car parks in the vicinity and national retailers in close proximity include Argos, B&M Store, Sports Direct, W H Smith, HSBC and Barclays Bank. The upper floors are available by separate negotiation and are currently accessed internally via a ladder located within the ground floor.

- ✓ Prominent retail unit in busy town centre location
- ✓ Within attractive Grade II Listed building
- ✓ Suitable for a variety of uses (stp if required)
- ✓ Consideration may be given to a sale of the freehold
- ✓ Lapsed planning permission to convert upper floors
- ✓ Incentives available (subject to lease term and status)



LOCATION

Gainsborough is an attractive market town located 18 miles north-west of the county town of Lincoln and 15 miles south-west of Scunthorpe. The town has a population of circa 23,250, a catchment of circa 95,500 and is the administrative centre of West Lindsey district. The property is prominently situated on Silver Street, a busy central thoroughfare linking to Market Place.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	2,628	244

VAT

Guide rent quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

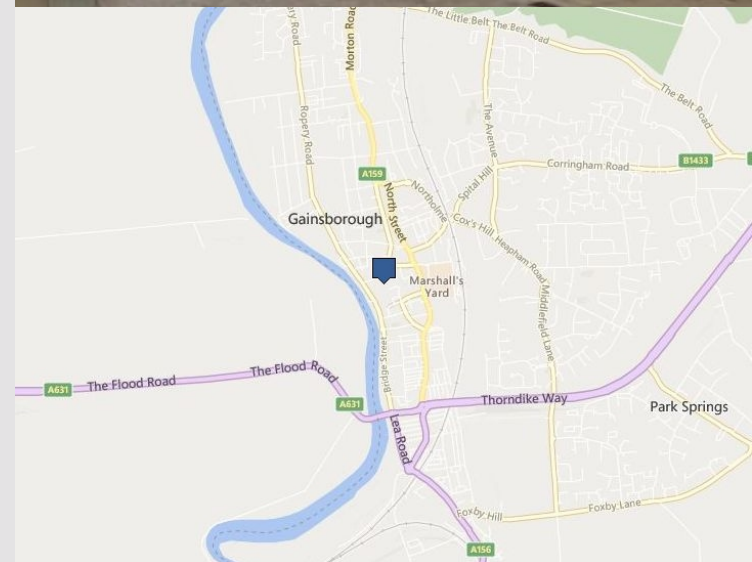
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed at a guide rent of £15,000 per annum exclusive. Consideration may be given to a sale of the freehold.

EPC C (71)



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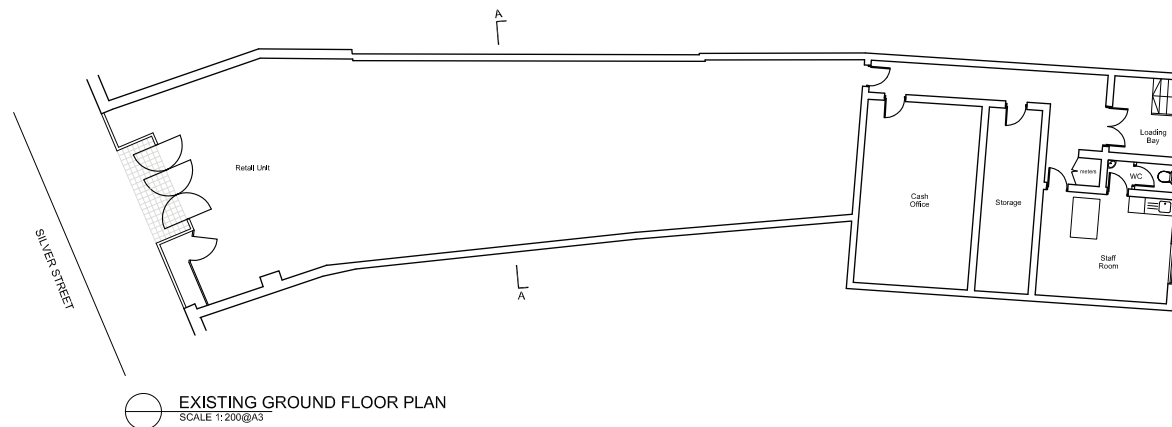
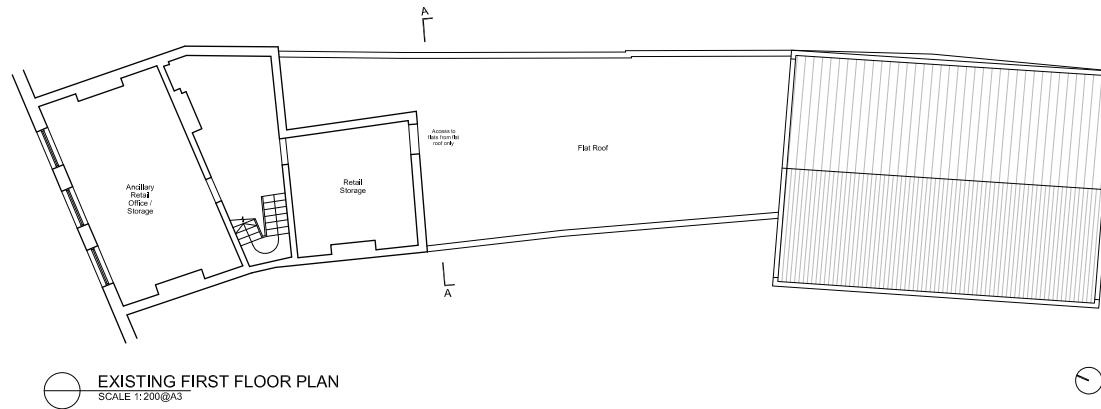
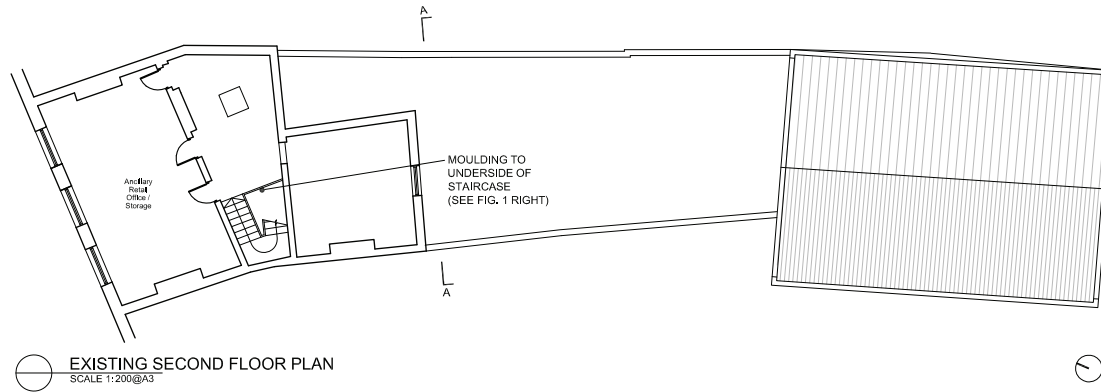
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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andrew France
07548 706333
afrance@lsh.co.uk



- NOTES:
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 6. Elements that are subject to detailed design by others are purely indicative and you should make reference to the relevant information provided by those designers which will at all times take precedence over this drawing.
 7. All works are to be carried out to the satisfaction of Building Control and in accordance with current British Standards.

ALL NEW DADO
AND SKIRTING
MATCHED TO
EXISTING
WHERE
REPAIRING OR
NEW.

NO CORNICES
ARE PRESENT
WITHIN
EXISTING
BUILDING.

- ARCHITRAVE/
MOULDING
- SKIRTING
- DADO

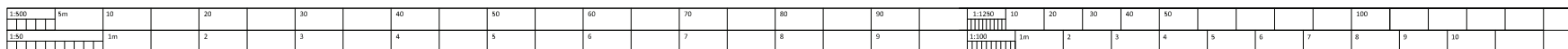


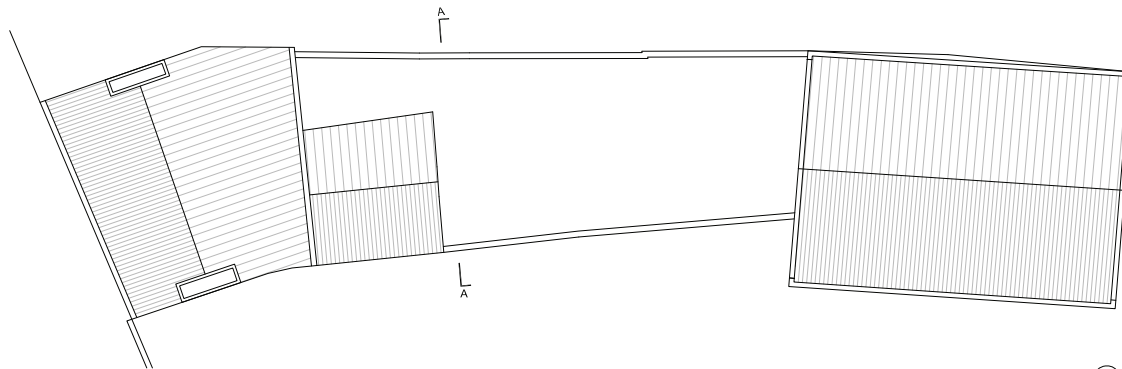
FIG.1
MOULDING TO UNDERSIDE
OF STAIRCASE TO BE RETAINED

A 23/01/13 SL MINOR AMENDMENTS IN LINE WITH PLANNER COMMENTS

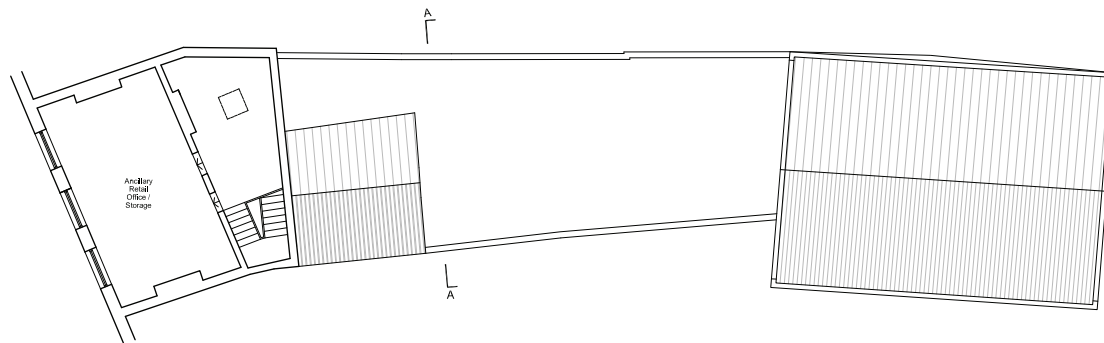
MADIGAN BROWNE
63 Grosvenor Street, London, W1K 3JG
Telephone: 0207 036 6290
www.madiganbrowne.com

project file		
5-6 SILVER STREET, GAINSBOROUGH, LINCOLN, DN21		
drawing file		
EXISTING GROUND, FIRST AND SECOND FLOOR PLANS		
status	PLANNING	
date	SEPT 2012	
scale	1:200 @ A3	
job no	891	drawing no
drawn	SL	revision
checked	AJB	P010 A





EXISTING ROOF PLAN
SCALE 1:200 @ A3



EXISTING THIRD FLOOR PLAN
SCALE 1:200 @ A3

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MOULDING

SKIRTING

DADO

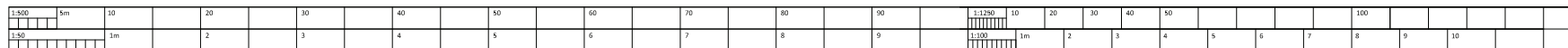
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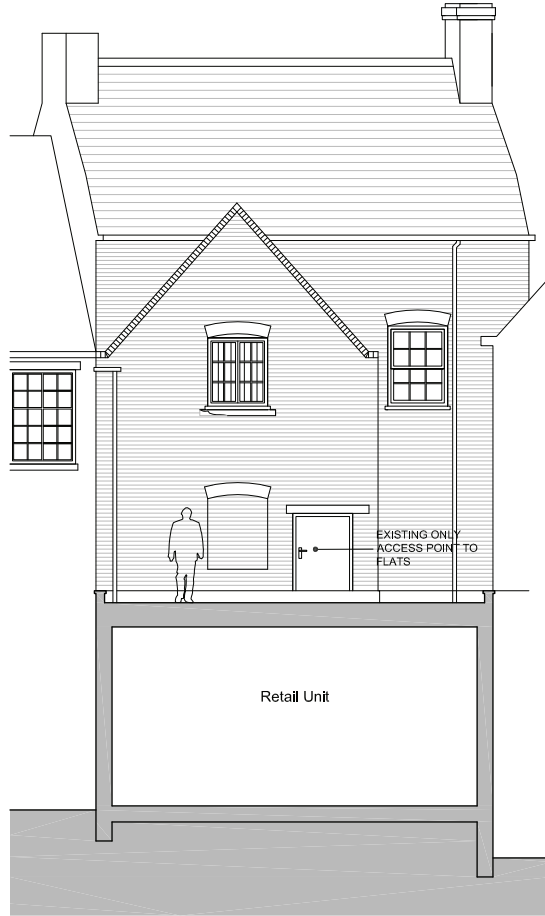
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project title			
5-6A SILVER STREET, GAINSBOROUGH, LINCOLN, DN21			
drawing title			
EXISTING THIRD FLOOR AND ROOF PLANS			
status			
PLANNING			
date			
SEPT 2012			
scale			
1:200 @ A3			
job no	891	drawing no	revision
drawn	SL	P011	A
checked	AJB		





EXISTING FRONT ELEVATION (1)
SCALE 1:100@A3

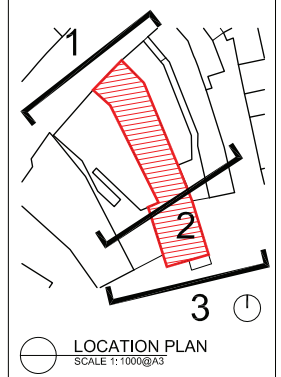


EXISTING REAR ELEVATION (2)
SCALE 1:100@A3

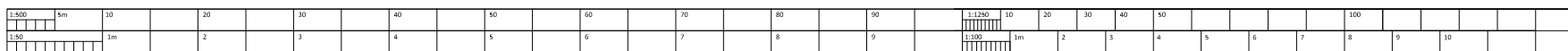


EXISTING SERVICE ELEVATION (3)
SCALE 1:100@A3

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LOCATION PLAN
SCALE 1:1000@A3



A		23/01/13 SL		MINOR AMENDMENTS IN LINE WITH PLANNER COMMENTS	
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project title 5-6A SILVER STREET, GAINSBOROUGH, LINCOLN, DN21					
drawing title EXISTING ELEVATIONS					
status	PLANNING				
date	SEPT 2012				
scale	1:100 @ A3				
job no	891	drawing no		revision	
drawn	SL	P020		A	
checked	AJB				