



Reebrook House, Trinity House & 124a Trinity Street, Gainsborough DN21 1JD

FOR SALE

Part Let Town Centre Mixed Use
Investment / Development Opportunity

**8,391 Sq Ft
(780 Sq M)**

DESCRIPTION

The property comprises two part-let two storey linked buildings providing office and residential accommodation (two bedroom flat) with rear car park. Please refer to the attached tenancy schedule for details of existing tenancies.

The property offers asset management / development potential for a variety of alternative uses (subject to planning if required).

- ✓ Office and residential accommodation
- ✓ Large car park to rear
- ✓ Prominently situated within town centre
- ✓ Currently producing £17,870 pa
- ✓ ERV of £45,370 pa if fully let
- ✓ Asset management / development potential (stp)



LOCATION

Gainsborough is a historic market town and the administrative centre for West Lindsey District Council with a population of c21,000 and a catchment of c80,000. It is located 18 miles north-west from the city and county town of Lincoln. Reebrook House, Trinity House and 124a are situated on the western side of Trinity Street (A159) approximately 225m north of the A631 junction.

ACCOMMODATION

	sq ft	sq m
Total Commercial	8,391	780

VAT

VAT will be applicable to the purchase price at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

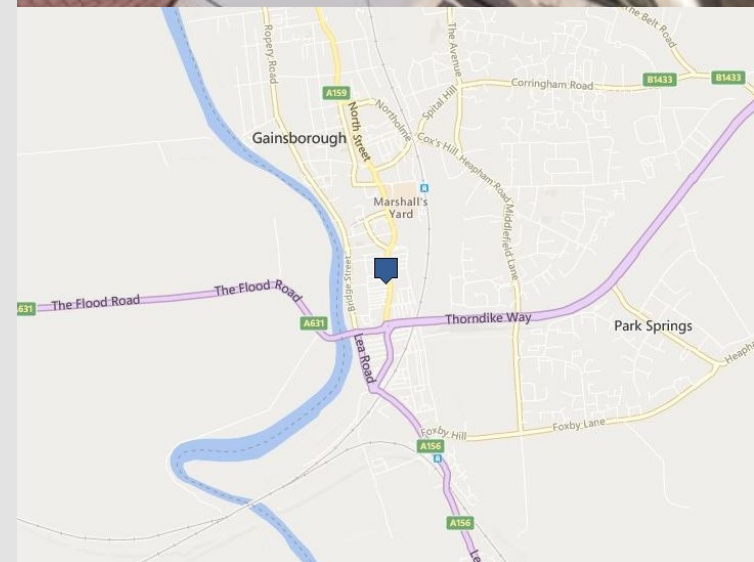
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website (www.voa.gov.uk).
Council Tax Band A.

TERMS

The freehold interest, subject to existing tenancies, is available at a guide price of £375,000. Offers are invited for consideration.

EPC Reebrook House - E(102) , Trinity House - C(67) & 124a - E(44). EPC reports are available upon request.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 29-Jul-2021

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andrew France
07548 706333
afrance@lsh.co.uk

TENANCY SCHEDULE

Property	Unit	Floor Area (sq ft) *	Tenancy Details	Rent (pa)	ERV (pa) **	Notes
Reebrook House	1&2	391	VACANT		£3,500	Ground Floor
	3	3,535	10 year lease from 01/09/2016	£11,520		Ground Floor
	4	180	5 years from 01/09/2020	£1,250		First Floor
	5	360	VACANT		£2,500	First Floor
	6	360	VACANT		£2,500	First Floor
	7	510	VACANT		£2,500	First Floor
Trinity House	All	3,055	VACANT		£16,500	Ground & First Floors
124a Trinity Street	All	2 Bed Flat	AST Holding Over	£5,100		Residential

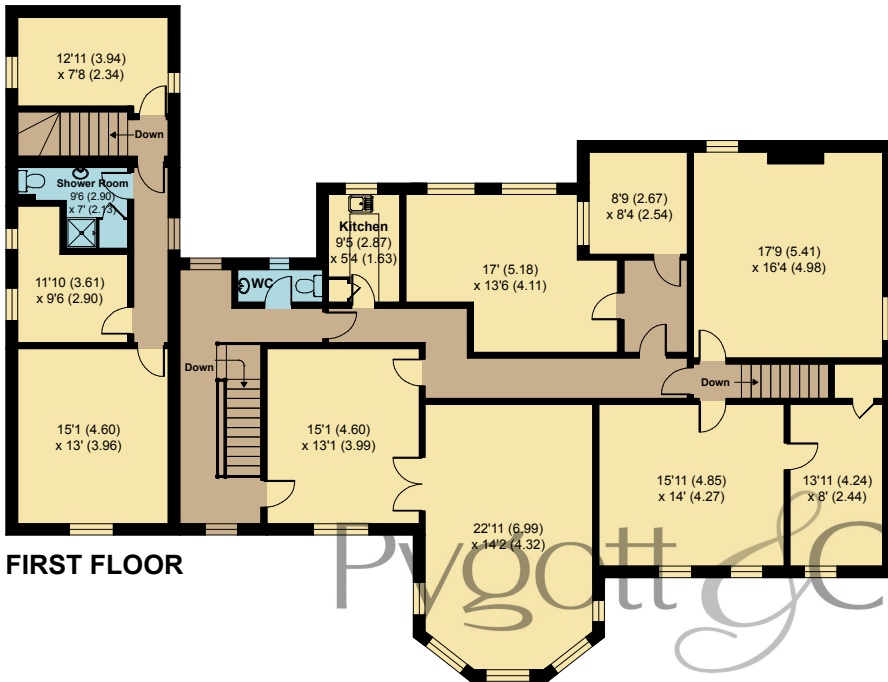
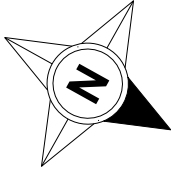
* Floor areas provided by Vendor

** Estimated Rental Value Per Annum

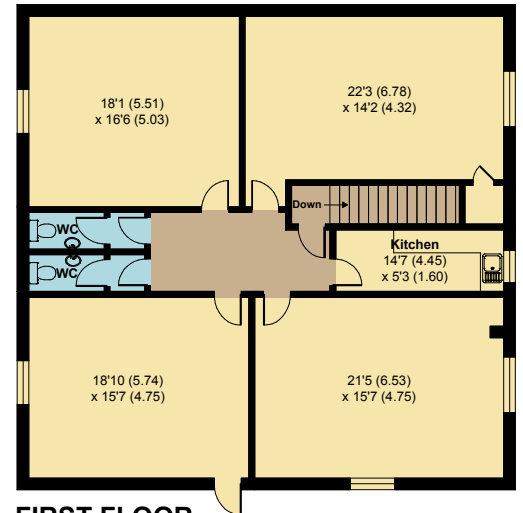
Trinity Street, Gainsborough, DN21

Approximate Area = 9091 sq ft / 844.5 sq m

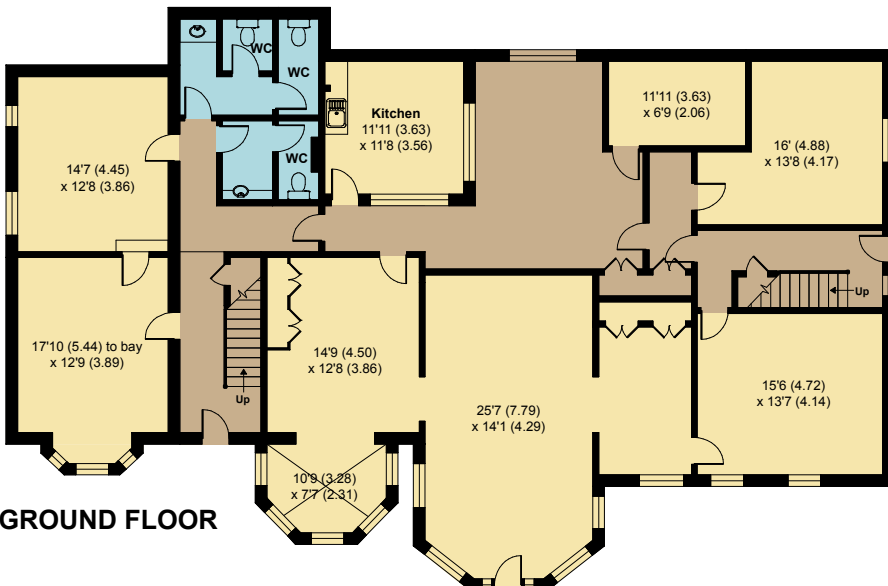
For identification only - Not to scale



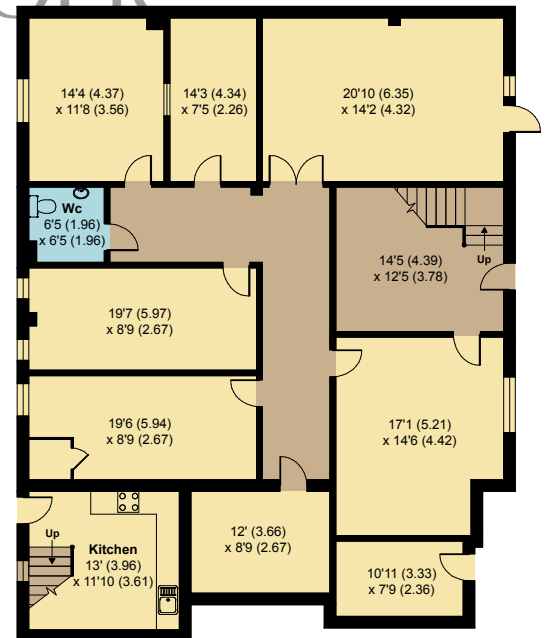
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR