barnsdales™ GROUP

Retail To Let

£45,000 per annum

7,000 sq ft

Unit 2, Crown House, Heaton Street, Gainsborough, DN21 2EF

To Let - Retail/ Leisure - 7,000 sqft

- Central location
- Parking
- New modern development
- Boyes & Lidl neighbouring
- High volume foot/ vehicular traffic



www.barnsdales.co.uk

Unit 2, Crown House, Heaton Street, Gainsborough, DN21 2EF

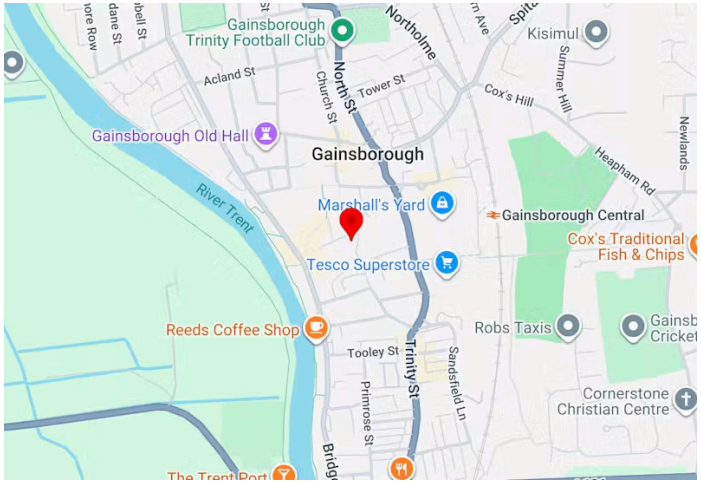
Summary
- Rent: £45,000 per annum

Further information
- View details on our website
- View Microsite

Contact & Viewings

James Humphreys
07944 938 254
james.humphreys@barnsdales.co.uk

www.barnsdales.co.uk





Description
This modern, semi-detached retail unit offers open-plan accommodation at ground floor level with additional storage above, suitable for a range of retail or showroom uses. The ground floor features a spacious layout with a full-height glazed shopfront, providing excellent visibility, natural light, and pedestrian access. Internally, the unit benefits from a concrete floor, blockwork walls, and W/C facilities. Constructed with brick elevations beneath a pitched, metal-clad roof, the property is both durable and low maintenance. A small rear service yard supports deliveries, while external parking to the front serves customers and staff.

Location
Prominently located on Heaton Street, adjoining Boyes and close to Marshalls Yard, with nearby occupiers including Marks & Spencer, Next, Greggs and Costa Coffee. Adjacent to Savoy Cinema Gainsborough (opened July 2025) and close to the town's main bus depot, ensuring strong footfall and connectivity.

Accommodation
Ground Floor 518.33 sq m (5,579 sq ft)
First Floor 132.24 sq m (1,423 sq ft)
Total Area 650.57 sq m (7,002 sq ft)

Terms
The property is available by way of an assignment of the existing lease, which is due to expire on 13 February 2032, at a rent of £45,000 per annum. Consideration may also be given to the landlord granting a new lease for a longer term.

Services
We understand a 3 phase electricity supply is available to suit any businesses requirement

Rates
The property is described as 'Shop & Premises' with a Rateable Value of £41,500 (2026 Rating List

EPC
Rated B

Legal
Each party to bear their own costs

Viewings
James Humphreys (Surveyor)
DD : 01302 304 430
T : 07944 938 254
E: james.humphreys@barnsdales.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.












BOYES


BOYES

