



Old Town Hall, 36 Lord Street, Gainsborough, Lincolnshire, DN21 2DB

To Let Licensed Premises of 839 sq m (9,030 sq ft) approx.

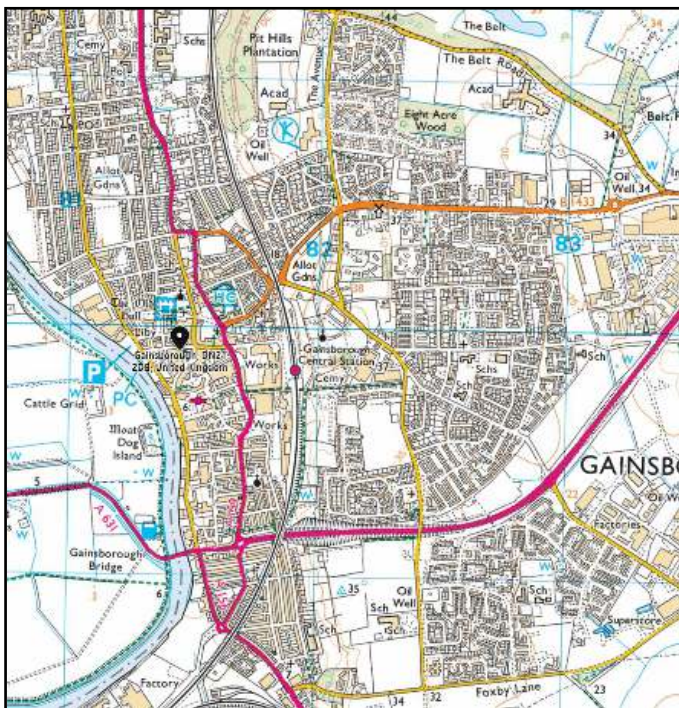


Location

Gainsborough is an attractive and popular Lincolnshire market town which benefits from a resident population approaching 18,000 and is located approximately 20 miles from Lincoln and 15 miles from Doncaster.

Gainsborough is strategically positioned on the banks of the River Trent, north west of the city of Lincoln and south west of the industrial town of Scunthorpe. Transport routes include the M18, A1 and M180 plus rail links and the River Trent itself.

The property lies at the heart of this historic market town at the junction of Lord Street, Church Street and Market Street overlooking the Market Place approximately ¼ mile from the railway station and the popular Marshalls Yard retail development.



Summary

- Landmark building at the heart of the town centre.
- Suitable for a variety of uses, subject to consent.
- Fully fitted out Licensed premises ready for immediate occupation.
- 839 sq m (9,030 sq ft) approx.

Description

The property comprises a three storey licensed premises with ancillary basement. The ground floor provides a modest reception area with staircase and lift access to the upper floors.

The first floor provides a large open plan venue area which benefits from a stage suitable for live acts, dance floor, fully fitted bar together with adjoining beer cellar, disabled WC and ancillary stores. The first floor also benefits from separate male and female WCs and a fully fitted kitchen, which includes separate walk in fridge and freezer, cooker, deep fat fryers, stainless steel work surfaces and various other kitchen amenities.

The second floor provides access to the balcony overlooking the performance hall and adjoins a fully fitted DJ booth. The second floor provides a function room which benefits from a fully fitted bar and air conditioning.

The subject premises are fully fitted and suitable for immediate occupation.

Accommodation

The property provides the following approximate accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Basement	43	463
Ground Floor Reception	45	489
First Floor	547	5,889
Second Floor	203	2,189
Total Accommodation	839	9,030

Terms

The property is available To Let, subject to the following terms and conditions.

Rent

£25,000 per annum, exclusive of VAT (if applicable), business rates and all other outgoings. The rent is to be paid quarterly in advance by banker's order.

Lease Term

By negotiation.

Repairs and Insurance

The Tenant(s) will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the annual property insurance premium.

Business Rates

The Tenant will be responsible for the payment of business rates to the Local Authority. The property is currently assessed by way of the following 2017 rating assessment £16,750 (Function Rooms). The above assessment is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

A copy of the Certificate and Recommendation Report is available on request.

D 78

Contacts

Sam Fallowfield

01724 294942 | 07340 518003
sam.fallowfield@pph-commercial.co.uk



Duncan Willey

01724 294946 | 07710 344602
duncan.willey@pph-commercial.co.uk



Date: **November 2020** File Ref: **143835**



Princess House, Arkwright Way
Scunthorpe, North Lincolnshire, DN16 1AD
01724 282278 pph-commercial.co.uk

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

