

# 7 Lord Street, Gainsborough, Lincs DN21 2DF



## TO LET

A prestigious and elegant Grade II listed former solicitor's office ideal for wide variety of professional user

- Excellent location opposite town centre car park and convenient for town centre
- Accommodation of character with period features over three floors
- Fitted Reception Area
- Available for immediate occupation
- Fully Carpeted

195.78 sq m (2,107.18 sq ft) approx  
Rent on Application/Sale considered

Groveleigh  
London Road  
Retford  
Nottinghamshire  
DN22 7JF

t: 01777 711 335  
m: 07964 977 724

e: [tim.silcock@hotmail.co.uk](mailto:tim.silcock@hotmail.co.uk)



## Location

The property occupies a prominent position on the corner of Lord St and Bright Street convenient for town centre, carparking and a short distance from the Historic Gainsborough Hall

Gainsborough is a historic market town with a population of approx 20,000 and catchment of 80,000. Located at the intersection of the A159 & A631 On the banks of the River Trent. Lincoln 18 miles, Retford 12 miles & Scunthorpe 10 miles (all mileages are approx). Retford and Doncaster have mainline train services direct to London Kings Cross. The town has seen considerable investment in recent years with the completion of the 39 million Marshall Yard Developments which has brought many prominent retailers to the town. It is the administrative centre of West Lindsey District Council.

## Description

An elegant Georgian three story Grade II listed property of character, occupying a prominent location close to town centre, car park, Market place and historic Old Gainsborough Hall.

It has been a solicitor's office for many years and offers, self-contained, carpeted office accommodation, ideal for immediate occupation by Professional user

## Accommodation

	Sq Ft	Sq M
Ground Floor		
Offices	530.59	49.31
Strong Room	167.41	15.55
Store	37.71	3.50
Ladies & Gents WC's		
First Floor		
Offices	910.44	84.59
Kitchen	64.61	6.00
Second Floor		
Office/Landing Area	137.83	12.08
Offices	665.82	61.88
Store	58.22	5.40
WC		
Total		
Offices(Only)	2,107.18	195.78

## Terms

The property is to be let by way of a new lease on a 5yr agreement at a rent of £23,000 per annum on a Full Repairing insuring basis.

## Business Rates

According to the Valuation Office website, the property is described as offices & premises with a rateable value of £9,000. The property may qualify for small business rate relief. Interested parties should make their own enquiries.

## EPC Rating

The property is listed and believed to be exempt.

## VAT

VAT will not be chargeable on the rent paid.

## Legal Costs

Each party will be responsible for their own costs in the setting up of the agreement. However the tenant will make a contribution of £350+ vat towards the Landlord's costs.

## Use

The property has been used as a solicitor's office for many years

## Viewing

Strictly by appointment through the Agents.

## Contact Details

Silcock & Partners  
Gamston Wood Farm  
Upton  
Retford  
Notts  
DN22 0RB  
01777 717559

07964977724

[Info@silcockandpartners.co.uk](mailto:Info@silcockandpartners.co.uk)

## Solicitors

Jones & Co  
5 Churchgate  
Cannon Square  
Retford, Notts  
DN22 6PB  
01777 703827

(Mr Garth Day)

These particulars were produced in July 2019, every attempt has been made to ensure their correctness, but interest parties should satisfy themselves, as to their accuracy.