

TO LET

A unique café opportunity available to let.

Whitton Gardens Café, Caskgate Street, Gainsborough, DN21 2DL



- Café under Refurbishment
- Due to complete May 2025
- Outdoor Seating
- Easy access parking

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Location

The subject property occupies a prominent position on the periphery of the retail zone on the western edge of Gainsborough town centre.

Set within Whitton Gardens, a public open space marking the start of the Riverside Walk, the proposed café currently under refurbishment provides ample opportunity to benefit from passing footfall.

Description

The subject property is an under utilised building undergoing full refurbishment to accommodate a café and ancillary facilities. The building itself comprises a single storey, brick constructed octagonal building set within a public pay and display car park (Whitton Gardens). West Lindsey District Council (WLDC) intend to fit out the premises with all services, floor covering and W/C facilities.

There is additional outdoor space surrounding the building, it would be beneficial to the application if prospective tenants had an interest in utilising the space for outdoor dining.

Accommodation

	Sq ft	Sq m
Ground Floor Café	710	66
Total (GIA Approx)	710	66

Business Rates

The Lessee will be responsible for payment of business rates where due.

Energy Performance Certificate

Not currently available. This will be available upon refurbishment completion.

Rent

£9,250 per annum

VAT

All figures' quotes are exclusive of VAT. The property is not registered for VAT.

Planning

We understand that the property benefits from planning consent for Use Class E (commercial, business and services use) under the Town and Country Planning (Use Classes) Order as amended.

(Interested parties are advised to make their own enquiries with West Lindsey District Council).

Legal

Each party to bear their own costs.

Additional Terms

Year-round opening of the premises is a requirement of potential occupiers. There is also a requirement for the tenant to accommodate a visual display within the premises, stocking tourism brochures (provided by the landlord).

Viewing

By appointment only.

As the property is under refurbishment, viewings will take place by appointment in April 2025.

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Contact:

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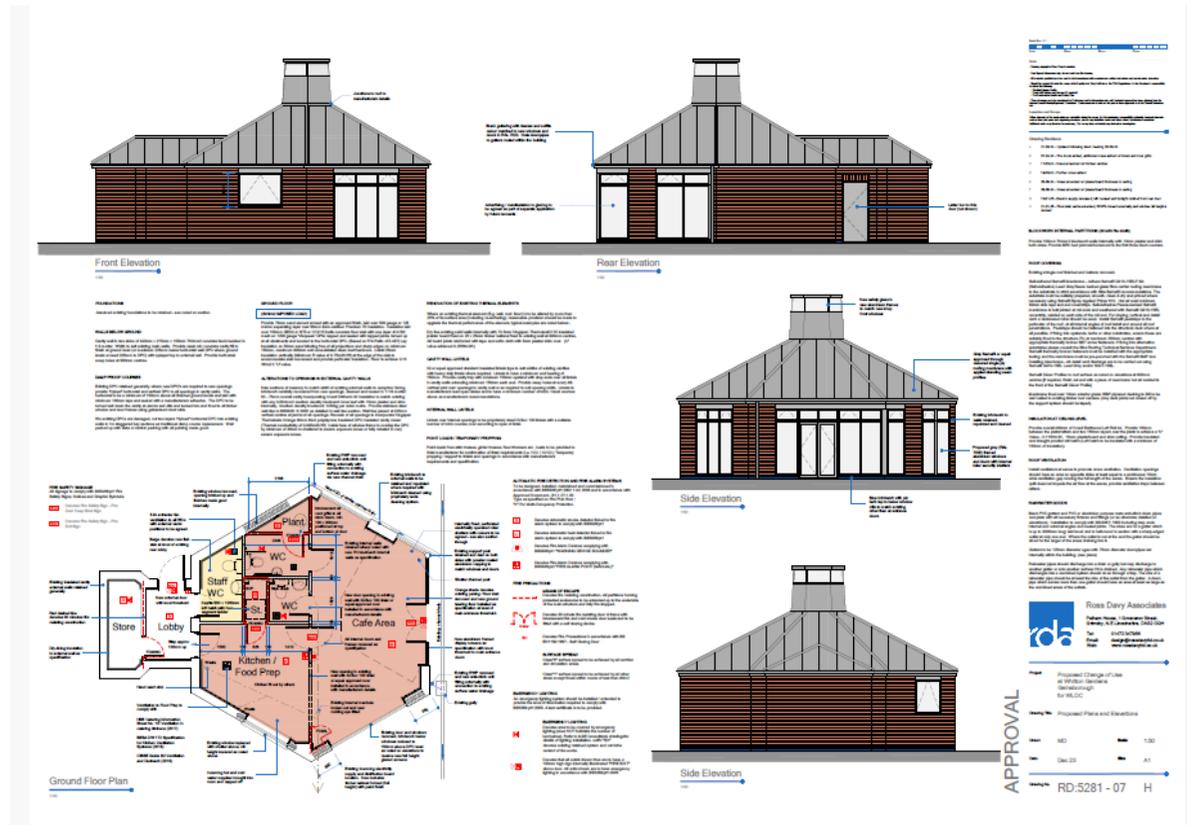
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