

# TO LET

## Commercial Premises

14-20 Lord Street, Gainsborough, DN21 2DD



- Flexible Retail, Office & Ancillary Accommodation
- Prominent Lord Street Location
- Approx. 14,876 sqft (GIA)



For Sale | Code XXXX

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## Commercial Premises

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### Location

Situated in the heart of Gainsborough town centre, the property occupies a prominent position on Lord Street. Set within the town's established retail zone, the property benefits from strong footfall and visibility with convenient access to local transport links including Gainsborough Central railway station, located within walking distance.

Gainsborough itself is a well-established market town in Lincolnshire, serving a wide rural catchment and offering a variety of retail, leisure and civic facilities.

### Description

A centrally located leasehold commercial opportunity within Gainsborough town centre, benefitting from strong visibility and surrounding retail activity. The property offers flexible ground floor accommodation with potential for a variety of uses (subject to permission), making it suitable for businesses looking for opportunities in an established market town location.

The accommodation comprises a ground floor retail space, first floor office and ancillary storage. The current floorplan provides an open plan layout with versatility for its future arrangement.

### Accommodation

|                    | Sq ft  | Sq m  |
|--------------------|--------|-------|
| Total (GIA Approx) | 14,876 | 1,382 |

### Rent

On request

### VAT

All figures' quotes are exclusive of VAT.

### Legal

Each party bear their own costs.

### Terms

To be agreed amongst parties.

### 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 the local authority).

### Viewing

By arrangement only.

### EPC – C



**Contact:** Erika Walker Property Manager

**T:** 07725 104767 | **E:** Erika.walker@brutonknowles.co.uk

**Nottingham office:** Unit 2, Suit 4B, East Bridgford Business Park, Kneeton Road, East Bridgford, NG13 8PJ | **T:** 0115 988 1160

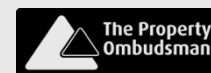
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