

Lot 47, 6-8 Church Street, Gainsborough,

Lincolnshire DN21 2JH

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to a Charity - Performing Arts Club St Johns C.I.C. (t/a Connexions Community Hub)
- Recently renewed 8 year lease from May 2022 (subject to option)
- Recently rebranded shop fascia
- VAT free investment
- Close to Marshall's Yard Shopping Centre where retailers include M&S Simply Food, Poundland, Superdrug, Greggs and Next
- Historic Market Town

Lot

47

Auction

13th July 2023

Rent

£9,800 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

19 miles north of Lincoln, 39 miles east of Sheffield

Rail

Gainsborough Central Rail Station

Air

Leeds Bradford International Airport

Situation

The property is situated in the heart of the town centre, close to Marshall's Yard Shopping Centre, where retailers include M&S Simply Food, Poundland, Superdrug, Greggs and Next. Other nearby retailers include B&M, Boots the Chemist and Domino's.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a shop arranged on the ground and first floors. The property benefits from separate access to the first floor, accessed from the front.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Ancillary	81.50 76.70	(877) (826)	PERFORMING ARTS CLUB ST JOHNS C.I.C. (t/a Connexions Community Hub) (2)	8 years from 27/05/2022 (3) on a full repairing and insuring lease	£9,800	27/05/2025 and 27/05/2028
Total		158.20	(1,703)			£9,800	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) Connexions Community Hub offers an inclusive, safe space for parents, guardians or home childcare providers to talk with others openly about anything parent/child related. The charity also offers a personalised development youth programme tailored around their skills, interests and hopes for the future (www.connexionscommunityhub.co.uk)

(3) The lease is subject to a tenant only option to determine on 27/05/2026

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September 2020