

21 Market Place  
Gainsborough DN21 2BU

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**1,725 - 4,359 Sq Ft** (160.25 - 404.95 SqM)

- Prime town centre premises
- Exciting redevelopment taking place next door
- Adjacent new 4 screen Savoy cinema
- Characterful and imposing property

# TO LET



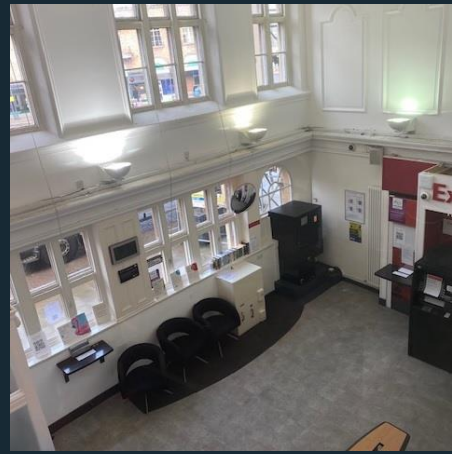
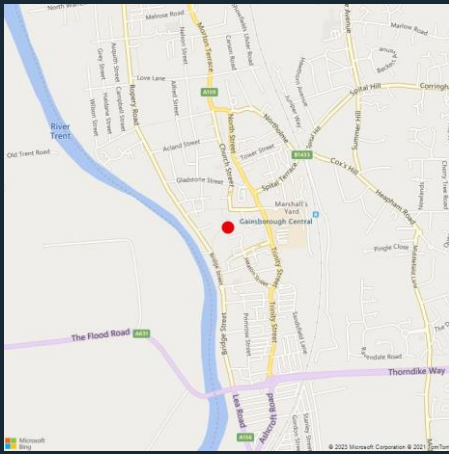
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## LOCATION

The property is located in Gainsborough Market Place a busy a popular market town in Lincolnshire close to Lincoln.

## DESCRIPTION

Prime town centre premises located immediately next door to the new 4 screen Savoy Cinema due to open in 2024. The Cinema redevelopment forms part of the Local Authorities £18m investment into Gainsboprough town centre.

With the Cinema opening next door to these former HSBC premises we anticipate the footfall will increase dramatically and we these premises would be ideal for a cafe, food, bar or associated and complimentary uses to the Cinema (subject to all necessary consents).

Further information on the Cinema development can be found at:

<https://www.west-lindsey.gov.uk/council-news/2022/07/land-secured-build-new-4-screen-cinema-gainsborough>

## RENT

On Application

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Not applicable as the property is Grade II Listed.

## RATING

The adopted rateable value is £15,250 as at April 2023.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

The property comprises a three story property with 1,725 sq ft located on the ground floor, 1,032 sq ft on the first floor and 1,602 sq ft on the second floor.

The ground floor benefits from an impressive double height banking hall which lends itself to many alternative uses.

<b>Total</b>	<b>1,725 - 4,359 SqFt (160.25 - 404.95 SqM)</b>
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## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Jason Barnsdale MRICS  
Barnsdales - Chartered Surveyors  
Tel: 01302 308 174  
[jason@barnsdales.co.uk](mailto:jason@barnsdales.co.uk)

### Disclaimer

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