

Crown House, Heaton Street Gainsborough, Lincolnshire DN21 2ET

lot 63

Freehold Office Investment with
Development Potential (subject to
consents)

- 1,310 sq m (14,099 sq ft) office accommodation
- Development potential (subject to consents)

- Town centre location close to prime retailing thoroughfare
- Approximate site area of 0.19 hectares (0.47 acres) providing on site parking for approximately 34 cars

Vacant
Possession



On Behalf of



Mapeley

Location

Miles: 18 miles south-east of Doncaster
19 miles north of Lincoln
22 miles south-west of Grimsby

Roads: A1 (M), A631

Rail: Gainsborough Rail Station

Air: Doncaster Robin Hood, Leeds Bradford International

Situation

Gainsborough is a historic market town some 18 miles south-east of Doncaster. The property is situated in the heart of the town centre, on the western side of Heaton Street and just off the prime pedestrianised retailing thoroughfare of Silver Street and Market Place. The property lies opposite The Lindsey Shopping Centre which provides a direct link from the town's only multi-storey car park and bus station to Market Place. Marshall's Yard, the town's largest retail development, is also located nearby and houses retailers such as Next, Marks & Spencer Simply Food and Laura Ashley.

Description

The property comprises a two storey building offering recently vacated open plan office accommodation. The property benefits from a site of approximately 0.19 hectares (0.47 acres) with parking for approximately 34 cars. The property may be suitable for development (subject to consents).

Tenure

Freehold.

VAT

VAT is applicable.

Six Week Completion

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Telephone: +44 (0)20 7034 4861.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Office	594 sq m (6,393 sq ft)	VACANT POSSESSION
First	Office	716 sq m (7,706 sq ft)	
Totals		1,310 sq m (14,099 sq ft)	

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP

Contact: Greg Rigby. 
Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

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