



SITUATION

Occupying a prominent town centre position adjacent to a **Barclays Bank** and amongst a host of multiples including **Betfred, Sense, Cooplands, BHF, Thomson, HSBC, WH Smith, Boots** and more.

Gainsborough is a popular market town situated approximately 15 miles north-west of Lincoln and 30 miles to the east of Sheffield with good road communications via the A631 and the A159.

PROPERTY

A mid terraced Grade II Listed building comprising a **Ground Floor Shop** with **Ancillary Accommodation** on first, second and third floor levels which are currently accessed by ladder only. In addition, the property benefits from rear electric shutters (not tested) and a rear service area for unloading.

VAT is NOT payable in respect of this Lot

**Vacant Shop Plus
Planning for 2 Flats**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'2"
Internal Width	23'9" narrowing to 15'11" at rear
Shop Depth	92'9"
Built Depth	130'4"
Sales Area	Approx. 1,626 sq ft
Store/Office Area	Approx. 606 sq ft
WC	

First Floor Area Approx. 756 sq ft

Second Floor Area Approx. 545 sq ft

Third Floor Not Inspected

Total Area **Approx. 3,533 sq ft**

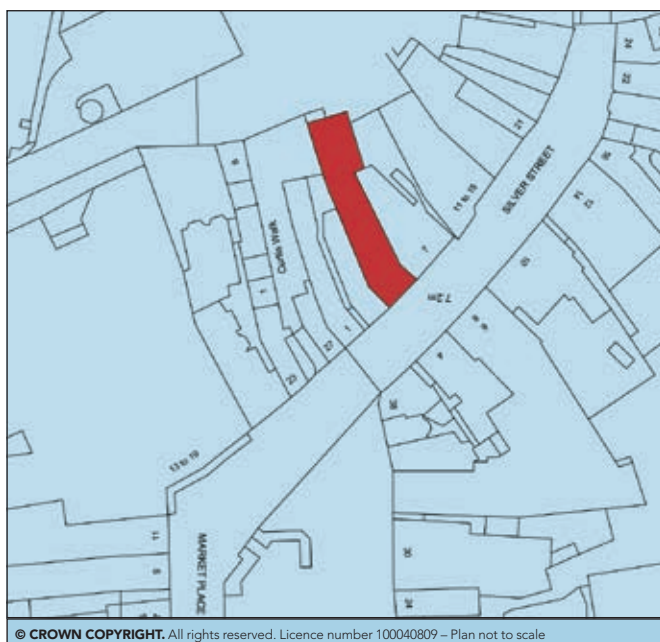
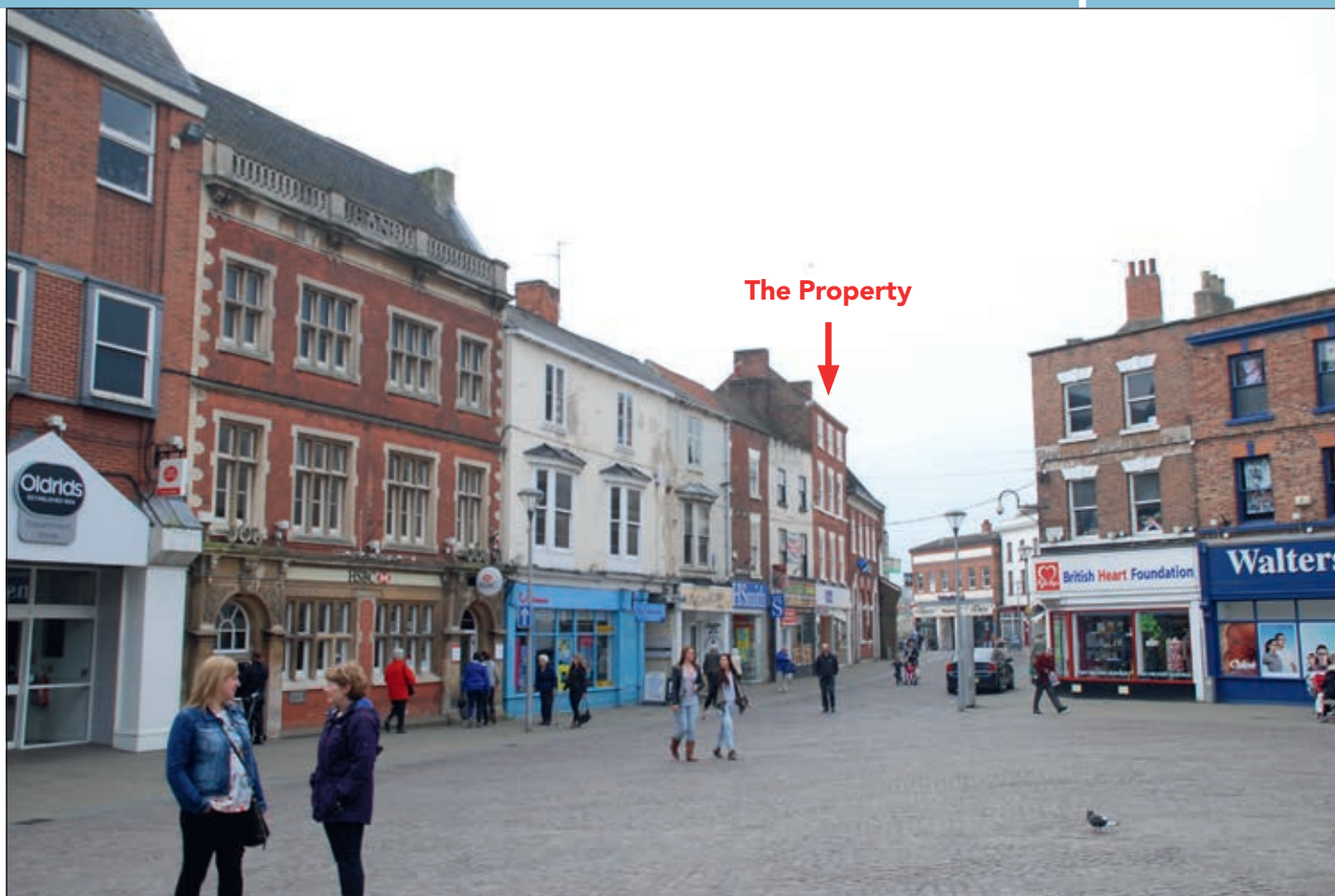
FREEHOLD offered with FULL VACANT POSSESSION

PLANNING

Planning Permission and Listed Building Consent were granted on the 29th June 2014 by The West Lindsey District Council for change of use of upper floors to form 2 Self-Contained Flats (1 x 2 Bed & 1 x 4 bed) and alterations to rear elevation to form new window openings, new shopfront and entrance to flats.

Planning Permission and Plans available on request.

Note: Empty Rates will not apply on this building as it is Listed.



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JOINT AUCTIONEERS
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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £500 (including VAT) upon exchange of contracts