



80-82 Church Street

Gainsborough, DN21 2JR

Residential Conversion Opportunity with Planning Permission

5 Residential Units + GF Retail Unit
For Sale £200,000

407 sq m
(4,380.91 sq ft)

- Residential conversion opportunity within Gainsborough town centre
- Full planning has been passed along with Listed Building consent for 1 commercial shop, 3 dwellings and 2 flats
- Mix of 1 and 2 bedroom units
- West Lindsey District Council Planning Reference: 147359

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Summary

Available Size	407 sq m
Price	Offers from £200,000
Business Rates	To be re-assessed when complete
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The ground floor has planning consent for conversion to one large commercial unit with rear stores. A doorway to the left of the commercial space leads to an external corridor/ courtyard giving access to the residential units. Above the retail unit at first floor is Unit 4 (1 bed + Office). At 2nd Floor level is Unit 5 (1 Bed)

The external courtyard has bin and cycle storage and to the rear of 80 - 82 Church Street is a 2 storey building which contains Unit 2 and 3. Unit 2 has a Kitchen and Living space on the Ground Floor and 2 bedrooms plus Bathroom to the first floor. Unit 3 has a Kitchen and Living space to the Ground floor and 1 bedroom plus home Office and bathroom to the First Floor.

Unit 1 is the detached property fronting North Street with access to the external courtyard/corridor. Unit 1 has 2 bedrooms and a bathroom to the Ground Floor and stairs leading to the open plan Living/Dining Kitchen on the first floor.

Location

North Street is the main vehicular road in and out of Gainsborough Town Centre with the property being equidistant from the Gainsborough Trinity Football Club and Marshall's Yard Shopping Centre, both within a 5 minute walk. Gainsborough Central train station is also situated within a 5 minute walk of the property.

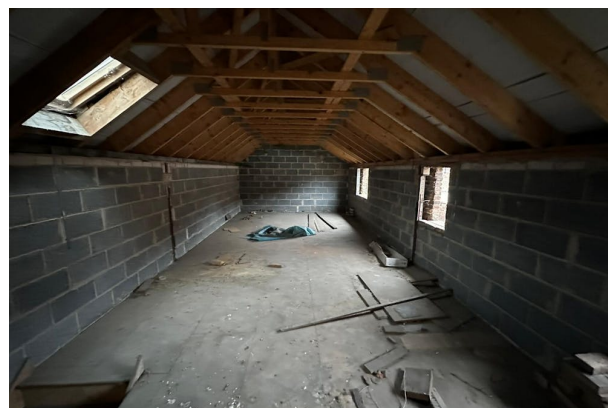
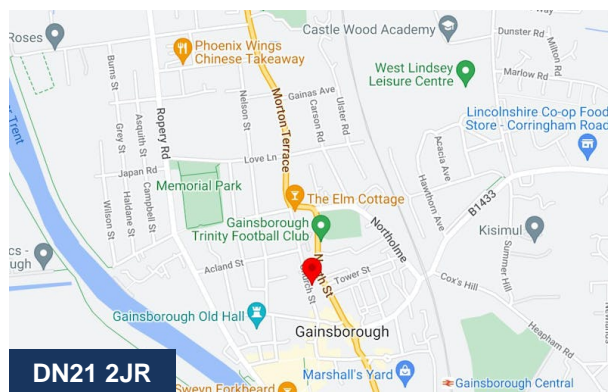
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Unit	1,242.16	115.40	Available
Ground - 1st 2 Storey 2B/3P	764.24	71	Available
Ground - 1st 2 Storey 2B/4P	874.03	81.20	Available
Ground - 1st 2 Storey 1B/2p	628.61	58.40	Available
1st - Apartment 1B/1P	473.61	44	Available
2nd - Apartment 1B/1P	398.26	37	Available
Total	4,380.91	407	

Terms

This property is available Freehold with offers in excess of £200,000. Finance may be available through Independent Financial Brokers and P&F Commercial would be pleased to make an introduction for you.



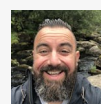
Viewing & Further Information



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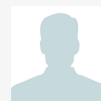
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