



247 Ropery Road, Gainsborough DN21 2PD

Retail unit/salon property to let

£525 per month Plus VAT

Available immediately

- 360 sq ft ground floor shop/salon space
- Kitchenette and w/c
- Off road parking frontage for 2 small cars
- £525 per month (+VAT)
- Available immediately

# 247 Ropery Road, Gainsborough DN21 2PD

## **Summary**

Size - 360 sq ft

Rent - £525 per month - £6300 per annum

Rates - The property has a Rateable Value of £2,400

VAT - Applicable

Building Insurance - Re-charged to the tenant at cost

Legal Fees - Tenants will pay an admin fee of £300 + VAT

towards the landlords legal fees

## **Description**

The property comprises a ground floor retail premises and has been most recently used as a dog grooming salon. As such the property provides good quality open plan retail accommodation. Internally the property benefits from laminate flooring and recently painted walls, kitchen area and WC to the rear with good levels of natural light.

The property provides an excellent opportunity to occupy a flexible premises which would be suitable for a range of retail uses STP and sits within a busy neighbourhood on the edge of Gainsborough town centre. There is off road parking to the front for approximately two vehicles.

## **Location**

The property has a prominent frontage to Ropery Road and is located close to the junction with Melrose Road, in the town of Gainsborough. Located in a predominantly residential area, however there are several neighbourhood retailers within the vicinity, and the property sits next door to Mercers Wood Academy. Gainsborough sits close to major road links the A1(M) and A631 providing access to the M18. Gainsborough benefits from a range of local amenities include a post office, a park, a regular bus service and a range of national supermarket chains, as well as major facilities including Marshall's Yard.

## **Accommodation**

Retail area 28.82m<sup>2</sup> 310 ft<sup>2</sup>

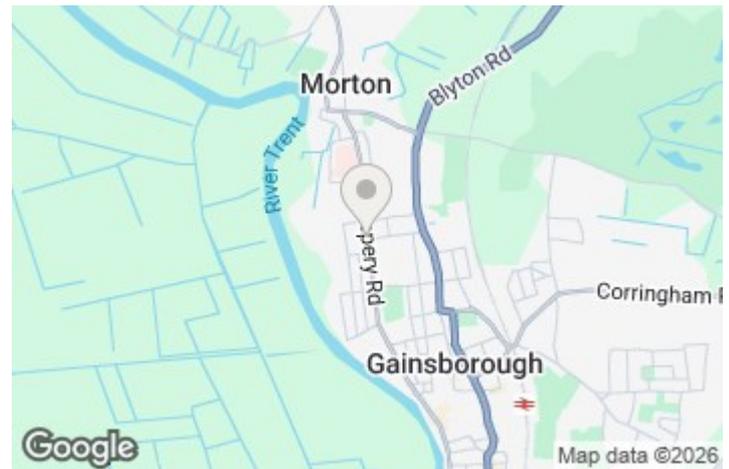
Kitchen area 1.41m<sup>2</sup> 15 ft<sup>2</sup>

Store area 2.94m<sup>2</sup> 35 ft<sup>2</sup>

Total internal area 3.17m<sup>2</sup> 360 ft<sup>2</sup>

## **Business Rates**

The property has a Rateable Value of £2,400. Rates payable is £1,118.40. For further information and eligibility for small business rate relief, please contact West Lindsey District Council on 01427 676676.



## **Viewing and Further Information**

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