

Retail To Let

£45,000 per annum

7,000 sq ft

**Unit 2, Crown House,
Heaton Street,
Gainsborough, DN21 2EF**

To Let - Retail/ Leisure - 7,000 sqft

- Central location
- Parking
- New modern development
- Boyes & Lidl neighbouring
- High volume foot/ vehicular traffic



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Summary

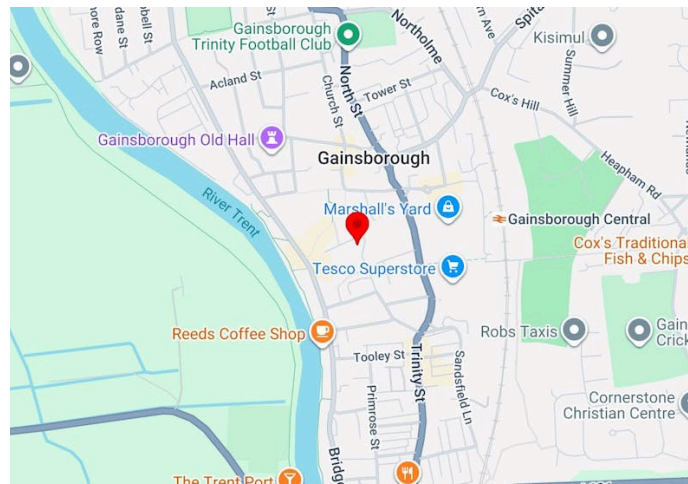
- Rent: £45,000 per annum

Further information

- [View details on our website](#)

Contact & Viewings

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Description

This modern, semi-detached retail unit offers open-plan accommodation at ground floor level with additional storage above, suitable for a range of retail or showroom uses. The ground floor features a spacious layout with a full-height glazed shopfront, providing excellent visibility, natural light, and pedestrian access. Internally, the unit benefits from a concrete floor, blockwork walls, and W/C facilities. Constructed with brick elevations beneath a pitched, metal-clad roof, the property is both durable and low maintenance. A small rear service yard supports deliveries, while external parking to the front serves customers and staff.

Location

Prominently located on Heaton Street, adjoining Boyes and close to Marshalls Yard, with nearby occupiers including Marks & Spencer, Next, Greggs and Costa Coffee. Adjacent to Savoy Cinema Gainsborough (opened July 2025) and close to the town's main bus depot, ensuring strong footfall and connectivity.

Accommodation

Ground Floor 518.33 sq m (5,579 sq ft)
First Floor 132.24 sq m (1,423 sq ft)
Total Area 650.57 sq m (7,002 sq ft)

Terms

The property is available by way of an assignment of the existing lease, which is due to expire on 13 February 2032, at a rent of £45,000 per annum. Consideration may also be given to the landlord granting a new lease for a longer term.

Services

We understand a 3 phase electricity supply is available to suit any businesses requirement

Rates

The property is described as 'Shop & Premises' with a Rateable Value of £41,500 (2026 Rating List)

EPC

Rated B

Legal

Each party to bear their own costs

Viewings

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