

Walker Singleton

Commercial Property Consultants



FOR SALE

**THE FANNY
MARSHALL INSTITUTE,
CHURCH STREET,
GAINSBOROUGH
DN21 2JX**

- SUBSTANTIAL FORMER COMMUNITY BUILDING
- GIA 655.6 SQ MTRS (7,057 SQ FT)

walkersingleton.co.uk

01422 430000

location

The property is situated along Church Street with extensive return to Acland Street occupying a tertiary position on the periphery of Gainsborough Town Centre.

Transport communications are good with the A631 and A1(M) providing access to the M18 Motorway.

description

The property briefly comprises a substantial former community building constructed in the late 19th Century.

Internally, the property is accessed via an entrance hallway with two reception rooms, ladies and gents w/c facilities and open balustrade staircase providing access to first floor level having two further rooms.

The main hall has a balcony at first floor level accessed via two staircases with fluorescent strip lighting suspended from chains beneath and ornate timber underdrawn ceiling.

At the rear are a number of interlinked single storey annexe buildings with redundant toilet facilities.

accommodation

The property has the following gross internal floor areas:-

Ground Floor	468.8 sq mtrs	(5,046 sq ft)
First Floor	186.8 sq mtrs	(2,010 sq ft)
Total Approximate GIA	655.6 sq mtrs	(7,057 sq ft)

NB: All floor areas have been measured in metric units and converted to the nearest imperial equivalent.

services

We understand that all mains services are available to the property, however, interested parties are advised to satisfy themselves as to their condition and suitability.

business rates

The property has the following entries under the Non-domestic Rating List (2005):-

Rateable Values -

1) - £6,400

2) - £3,850

The current rate payable in the pound applicable to these Assessments is 45.8 pence for the year 2008/09.

tenure

The Freehold interest in the property is available with the benefit of Full Vacant Possession throughout.

price

Substantial offers are invited for the Freehold interest.

vat

The purchase price is exclusive of any VAT the vendor may choose or have a duty to impose.

legal costs

Each party will be responsible for their own legal costs incurred in a sale transaction.

viewing

For further information and viewing arrangements please contact:-

Ryan Barker

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