



The Fish Lodge, 376 Ropery Road, Gainsborough, Lincolnshire, DN21 2TS

Iconic local fish and chip shop (established 90 years).

Ground floor shop with 3 further prep and storerooms

Recently refurbished 3-bedroom flat to upper floors

Available immediately

The shop is vacant and requires capital to acquire the kitchen equipment.

Location

The property has a prominent frontage to Ropery Road, in the town of Gainsborough. Located in a predominantly residential area, however there are several neighborhood 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. There are 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, which is a destination shopping complex for the area.

Property Description

A 3 storey detached property under a pitched tiled roof.

The commercial elements occupy the ground floor whilst the residential accommodation is on the first and second floor.

There is a small rear courtyard for storage and an outbuilding/storeroom.

Accommodation

Ground floor - shop/service area - 17.5 ft x 15.3ft

Rear prep room 1 - 18 ft x 12.2ft

Rear Prep room 2 - 17.9ft x 9.9ft

Store shed - 14.9ft x 13.8

First floor comprising

Lounge - 17.8ft x 15.4ft

Dining room/bedroom - 12.2ft x 14.6ft

Kitchen/breakfast room - 18ft x 9.9ft

W/c

Second floor comprising

Bedroom one - 15.3ft x 11.9ft

2 further bedrooms adjoining - 11.9ft x 9.8ft and 11.9ft x 11.2ft

Family bathroom

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered to let on a new lease, length negotiable but not expected to be less than 5 years, a small rent-free incentive will be available for the purposes of the shop fit out required. Rental guide is £10,000 per annum (no vat).

Rates

According to the valuation office agency website the current rateable value is £1900 per annum, interested parties are advised to make their own enquiries.

VAT

We are advised that the property has not been elected for VAT.

Legal Costs

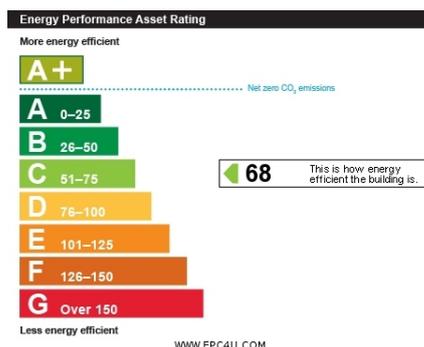
Both Parties will be responsible for their own legal costs.

Viewing

Finance may be available through Independent Financial Brokers and Moores Commercial would be pleased to make an introduction for you. The Brokers are completely Independent of Moores Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.

Parking

On street parking to the side of the property only.



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