



The Former HSR Law Building, 18 Silver Street, Gainsborough DN21 2DP

FOR SALE

Freehold office/residential conversion
opportunity

309 Sq M
(3,325 Sq Ft)

The Former HSR Law Building, 18 Silver Street, Gainsborough DN21 2DP

DESCRIPTION

The property is a Grade II listed three storey brick built building with further office accommodation to the rear and a private car park. Historically, the property was a former public house which has been converted to office accommodation and benefits from a large single glazed shop front. The offices are carpeted and decorated throughout and contain kitchen and WC facilities on each floor.

- ✓ **Rare freehold opportunity**
- ✓ **Suitable for alternative uses (subject to planning)**
- ✓ **Town centre location**
- ✓ **Private Car Park**
- ✓ **Kitchen and WC facilities on each floor**
- ✓ **3 storey Grade II listed building**

LOCATION

The property is centrally located within the town of Gainsborough, occupying a prominent position on Silver Street, a busy thoroughfare linking through to the Market Place. There are a number of public car parks situated close by with regional and national retailers in close proximity.

Gainsborough is an historic market town with a population of approximately 20,000 people.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	1,020	95
First Floor	1,181	12,712
Second Floor	1,124	12,099
Total	309	3,325

VAT

Each party to be responsible for their own legal costs incurred in any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

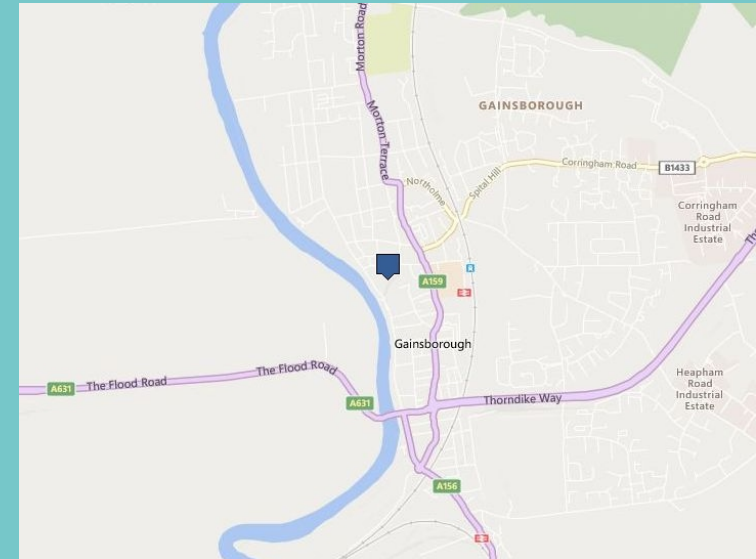
The building requires reassessing for business rates purposes.

TERMS

Available on a freehold basis at £225,000

EPC

The Energy Performance Certificate is available upon request



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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