



Marshall's Yard
GAINSBOROUGH

BEAUMONT ST, GAINSBOROUGH, DN21 2NA



RETAIL
& OFFICE
OPPORTUNITIES

CALDERO
LOUNGE

NEXT

JYSK

M&S
EST. 1884

shoezone

COSTA

Specsavers

BROWNS
EST. 1890

Superdrug

The Range
Home • Leisure • Garden

next

PREZZO

The Works

snap 24/7
fitness

RETAIL UNITS AND SITE PLAN

The Yard



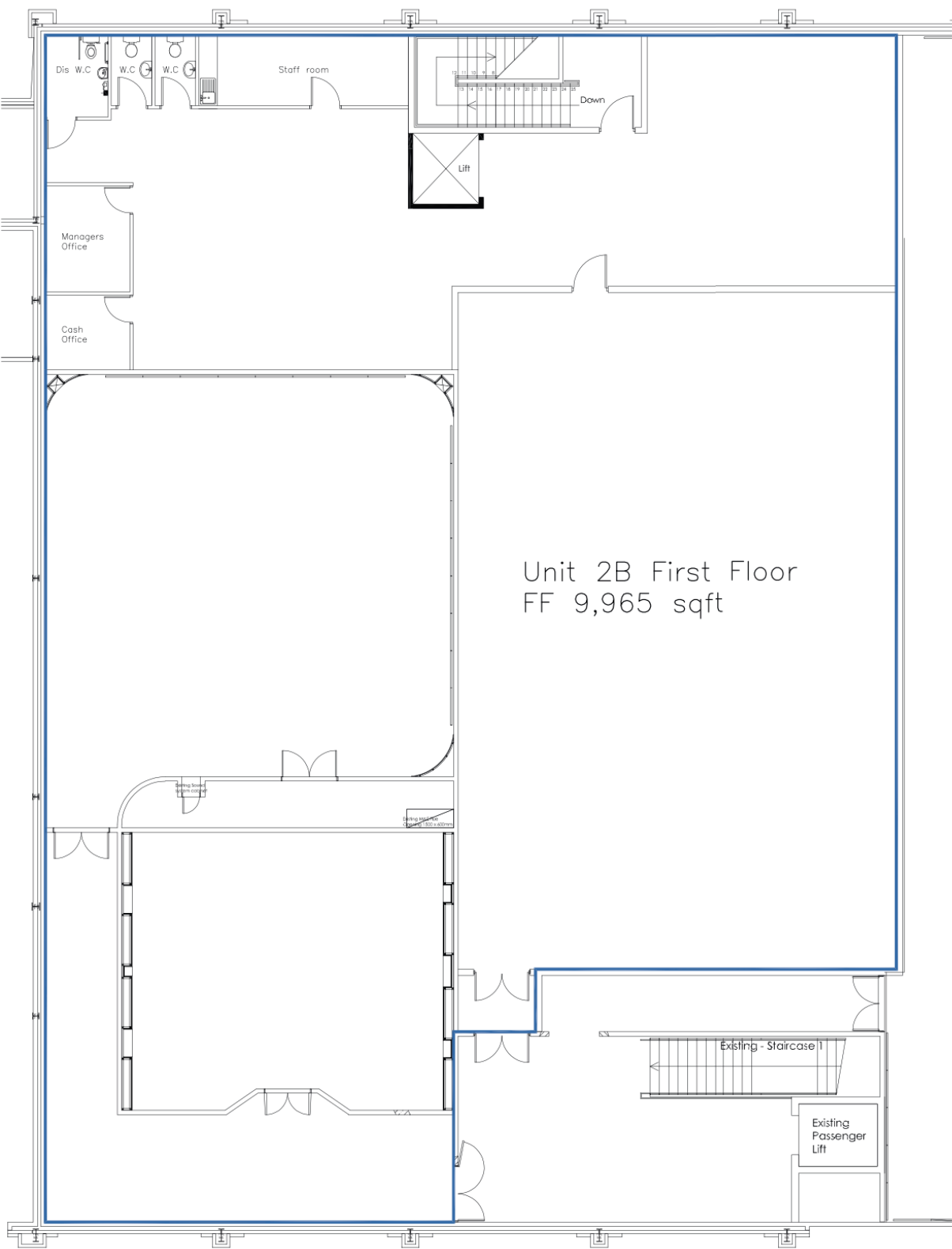
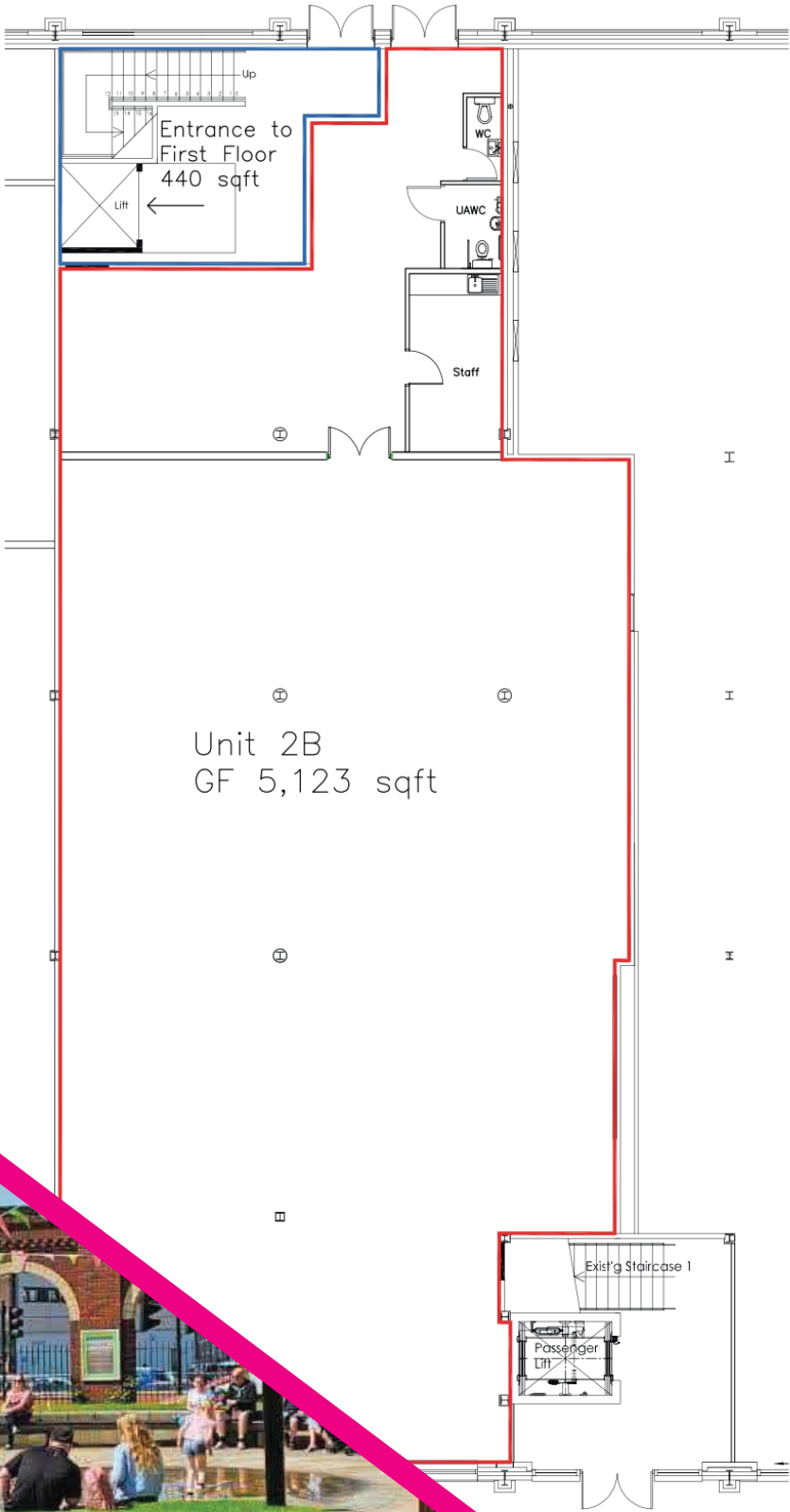
STORE DIRECTORY

1:	Browns	9&10:	The Range	19:	Cream
2A:	Shoezone	11:	B&M	20:	Paul Fox Estate Agents
2B:	VACANT	13A:	Hays Travel	21:	Greggs
2FF:	Snap Fitness	13B:	Vision Express	22:	Sills and Betteridge
2GF:	JYSK	14:	The Works	23:	Card Factory
3:	Caldero Lounge	15:	Cardzone	24:	Timpsons
4:	Superdrug	16:	Holland & Barrett	25:	Vodafone
5/6:	Next	17:	O2	26:	Stanley Hunt Jewellers
7/8:	M&S Simply Foods	18:	Specsavers	27:	Costa Coffee
8A:	Cupcakes	18b:	Phone Outlet	28:	Prezzo
				29:	The Florist



RETAIL OPPORTUNITY

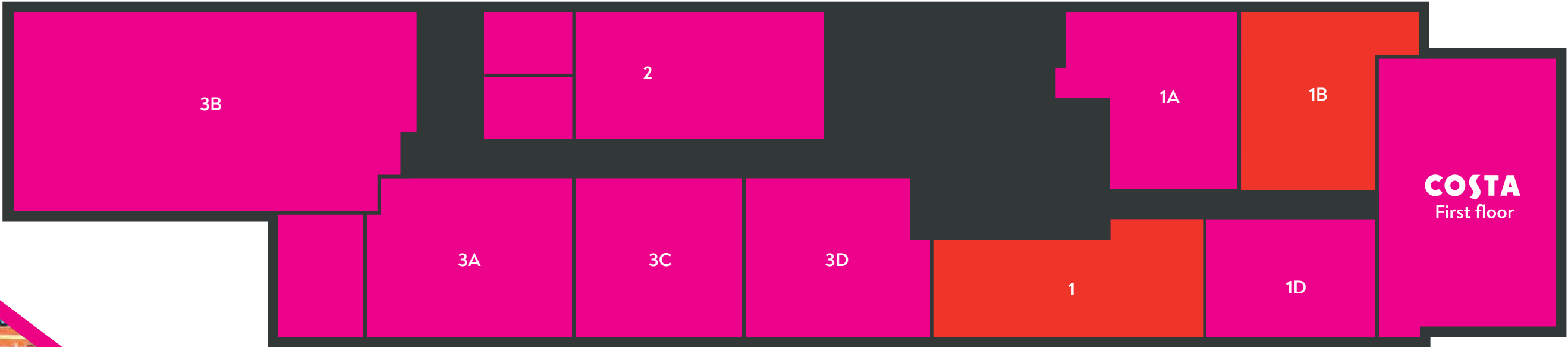
UNIT 2B



OFFICE SPACES

Britannia House - above units 19 - 27

- From 457 - 1,724 sqft
- Lift access
- High specification
- Suits a variety of uses

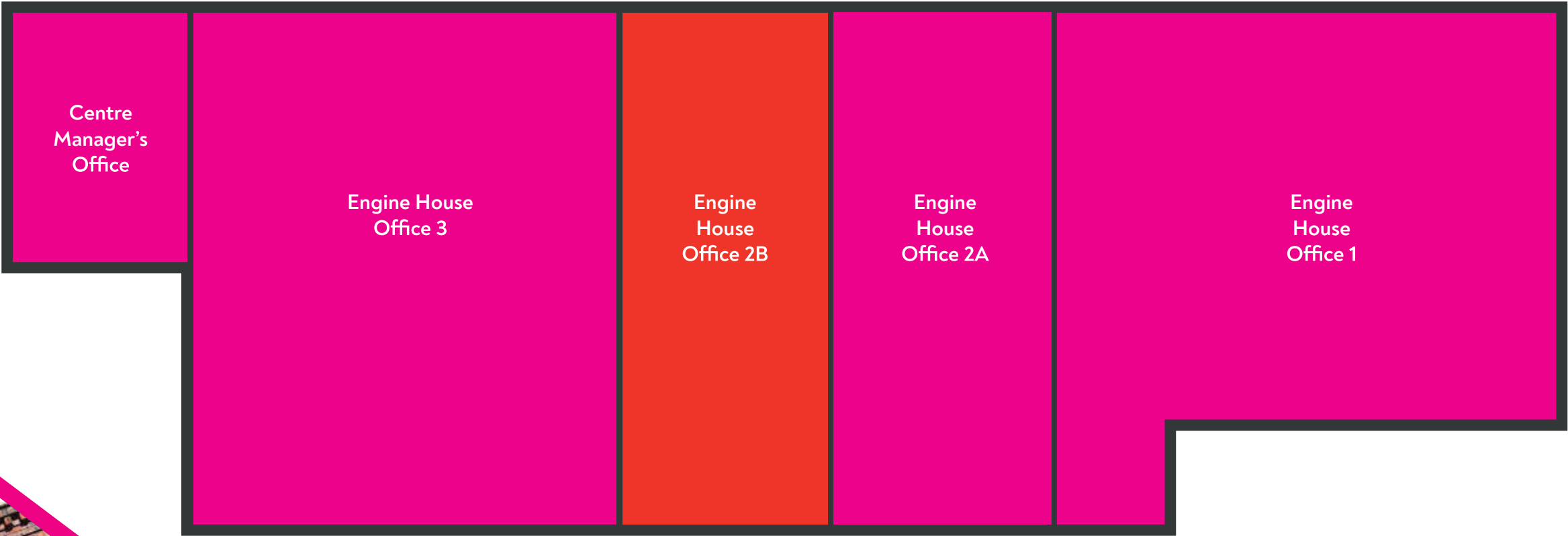


STORE DIRECTORY

- 1: VACANT
- 1A: Otters Beauty Bar
- 1B: VACANT
- 1D: CIE Services LTD
- 2: AKG Employment
- 3A/3C/3D: Sills & Betteridge LTD
- 3B: Helix-50 Limited

OFFICE SPACES

Engine House



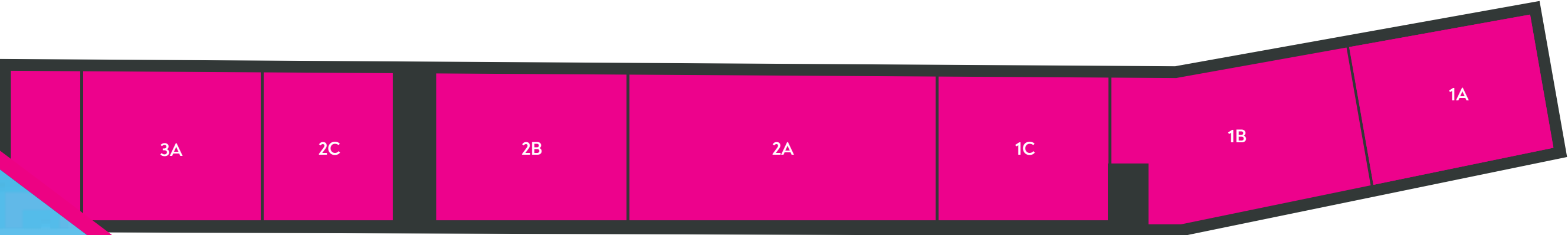
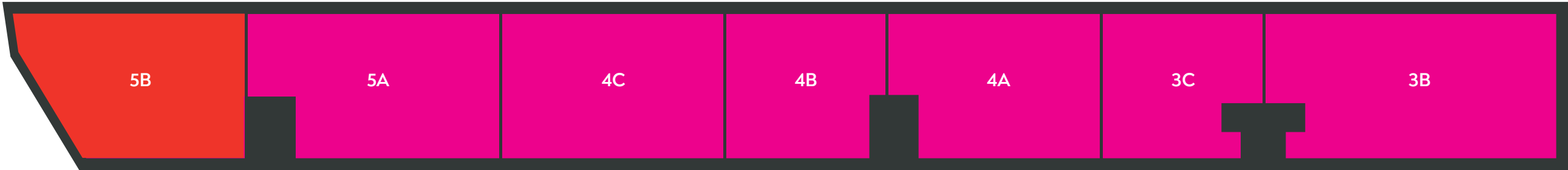
STORE DIRECTORY

- Office 3: Martin & Co Estate Agents
- Office 2B: **VACANT**
- Office 2A: The Healm Practice
- Office 1: Wright Vigar

OFFICE SPACES

Pattern Store - Ground floor

- From 485 - 2,214 sqft
- High specification
- Suits a variety of uses
- Adjacent parking



STORE DIRECTORY

5A:	Marshall's Yard Physiotherapy
5B:	VACANT
4C/4B/4A:	Hope Church
3C & 3B:	KAL Design
3A:	Finesse
2C & 2B:	Bomead
2A:	HoneyBee Childcare
1C:	Wicked Event Water Services
1B:	Wiggly Woo Child Care
1A:	Shelftalker





Marshall's Yard in Numbers

16 miles north of
Lincoln, in the
heart of
Gainsborough

200,000 people
per month
(average
footfall)

330 car parking spaces, in a
short walk of several bus
stops, a taxi rank & town
train station

27,164 people in a 10 minute drive
time and 57,553 in a 20
minute drive time

22,000 people in
Gainsborough

Launched in 2007 transforming a site steeped
in industrial heritage

East Midlands in Bloom Gold Award Winner

Gainsborough was awarded growth point status and has
ambitious plans to deliver 1,000 new homes every 5 years.
The nearby West Burton power station site was selected as
home for the ambitious STEP fusion energy programme,
underpinning an industry expected to be worth billions to the
UK economy and creating many thousands of high skilled jobs.





Events at Marshall's Yard



Festive and special themed events are held throughout the year including an annual tractor event and Christmas lights switch on

Weekly general and monthly farmers' markets held in Gainsborough town centre

The Gainsborough Food & Drink Festival attracts over

10,000
visitors every year



CONTACT US:



Marshall's Yard
GAINSBOROUGH

For further information about Marshalls Yard and to arrange a viewing contact:

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