



# Marshall's Yard

GAINSBOROUGH

2007 » 15 YEARS « 2022

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

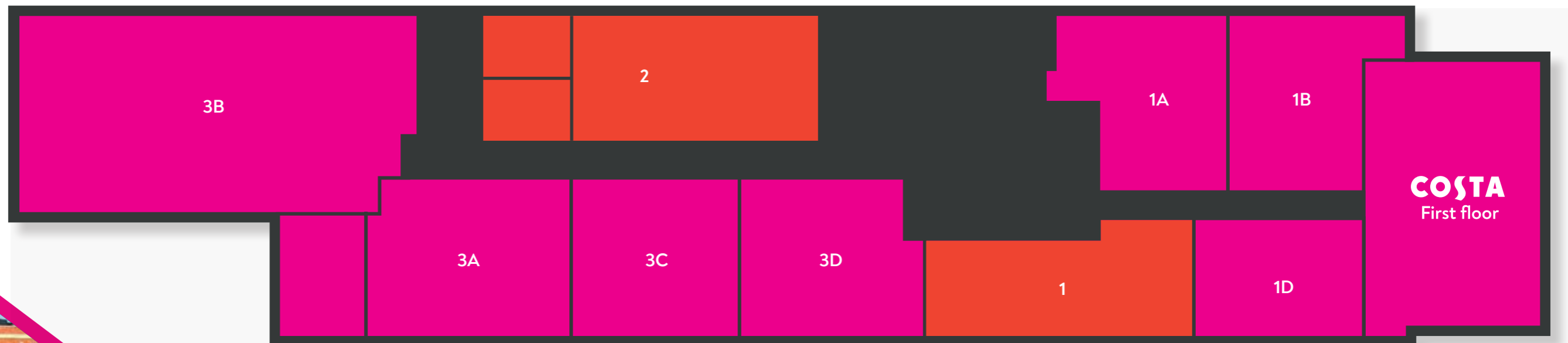
- |      |                  |       |                   |     |                        |
|------|------------------|-------|-------------------|-----|------------------------|
| 1:   | Browns           | 9&10: | The Range         | 19: | Cream                  |
| 2A:  | Shoezone         | 11:   | B&M               | 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:   | VACANT            | 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            |



# OFFICE SPACES

## Britannia House - above units 19 - 27

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



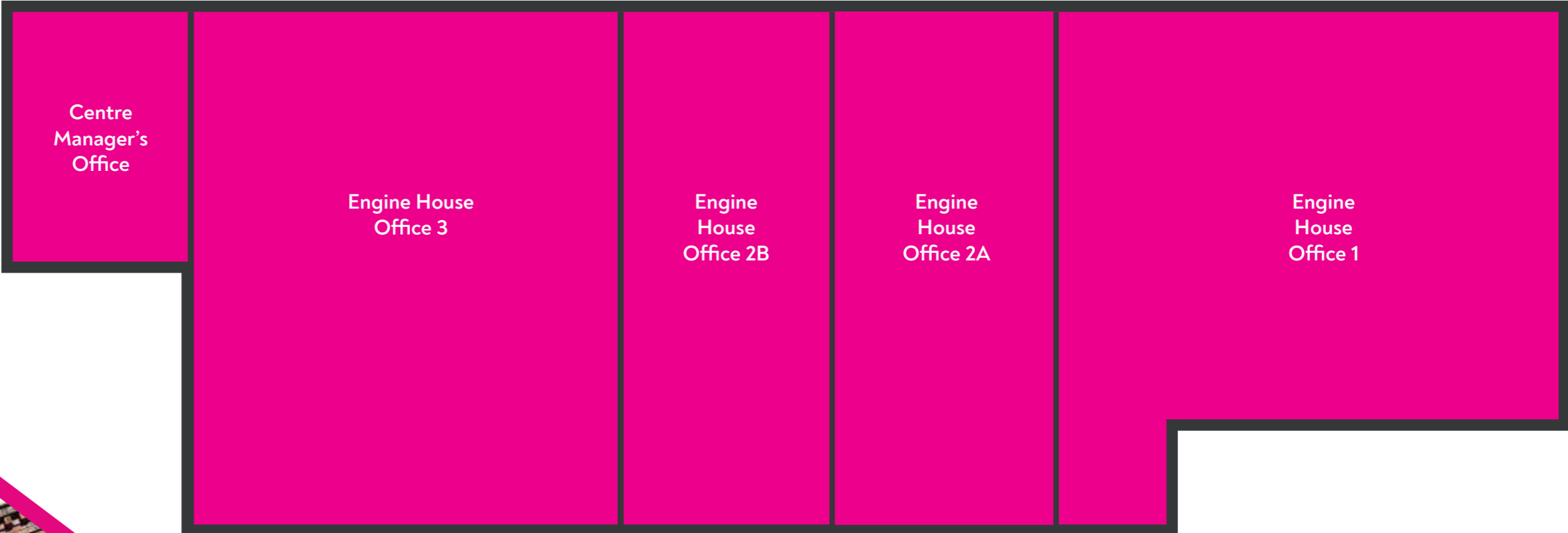
### STORE DIRECTORY

- 1: VACANT
- 1A: Offers Beauty Bar
- 1B: Sinful Skin By Rebecca
- 1D: Kinesta
- 2: VACANT
- 3A/3C/3D: Sills & Betteridge LTD
- 3B: Helix-50 Limited



# OFFICE SPACES

## Engine House



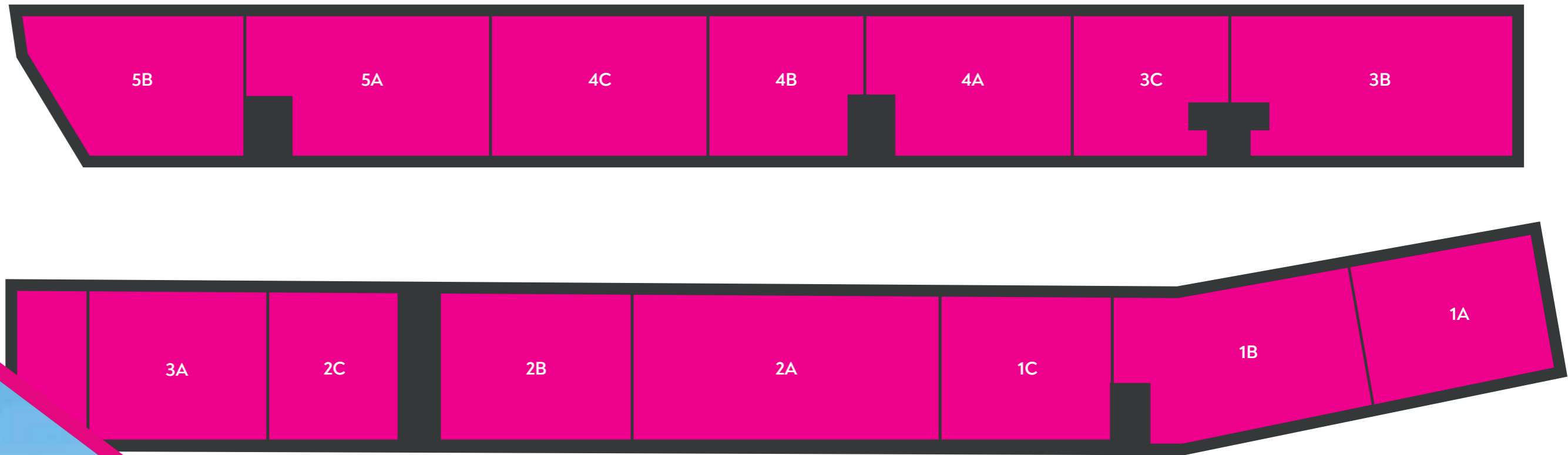
### STORE DIRECTORY

- Office 3: Martin & Co Estate Agents
- Office 2B: Engine House Fitness
- 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

- 5B & 5A: Marshall's Yard Physiotherapy
- 4C/4B/4A: Hope Church
- 3C & 3B: KAL Design
- 3A: Finesse
- 2C & 2B: Bomead
- 2A: High Style Bathrooms
- 1C: Wicked Event Water Services
- 1B: Jobs 22 LTD
- 1A: Shaw Toist





## 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

Launched in 2007 transforming a site steeped in industrial heritage

East Midlands in Bloom Gold Award Winner

**22,000** people in Gainsborough

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

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

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