



Offices To Let

23 Exchange Street, Retford, DN226BL

**£15,000 per annum for town centre
office space**

1,200 sq ft
(111.48 sq m)

- Retford Town centre location
- 3 Car parking spaces
- Total floor area circa 1200 Sq. Ft
- Suitable retail, office and studio space

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Summary

Available Size	1,200 sq ft
Rent	£15,000 per annum
Rateable Value	£4,850
Service Charge	N/A
Car Parking	3 Car parking spaces included
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (36)

Description

Single storey L shaped building, the property is brick built with a pitched tiled roof. The building has been fully renovated in the last few years to a high specification with a kitchenette and 2 w/c's. The office space is circa 1200 Sq. FT not including ancillary areas.

Location

The property is located upon Exchange Street, which links Chancery Lane into Carolgate, which is the main shopping parade. The building sits close to public car parks, along Chancery Lane, and has excellent access to Kings park. Retford itself is a bustling north Nottinghamshire market town which still retains its markets on Thursday, Friday, and Saturdays with a monthly farmers market. The town is a central point for many of the surrounding towns and villages and as such the town has attracted and maintained a good number of national occupiers and retailers. Retford is well placed for taking advantage of the surrounding centres of Sheffield, Doncaster, Lincoln, Worksop, and Nottingham. The A1 is within approximately 5 minutes driving distance and the M18 and M6.

Accommodation

The accommodation comprises the following areas:

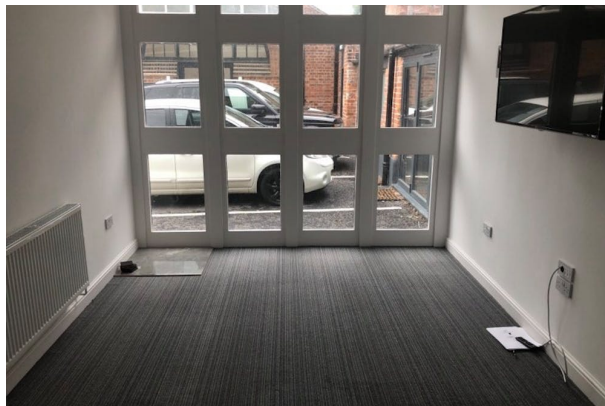
Name	sq ft	sq m	Availability
Building - Ground floor building	1,200	111.48	Available
Total	1,200	111.48	

Viewings

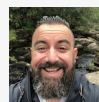
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

The property is offered on full repairing and insuring lease, for a term to be agreed no less than 3 years. The initial asking rental is £15,000 per annum plus VAT and landlords' insurance.



Viewing & Further Information



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