



**21 Bridgegate**  
Retford, DN22 6AQ

**Dual aspect retail unit in the centre  
of Retford**

**900 sq ft**  
(83.61 sq m)

- Rent set at £750 + VAT per month
- 900 Sq ft Retail unit in a prominent position in the town centre
- Available immediately
- Dual Aspect windows
- Adjacent to large car park

# 21 Bridgegate, Retford, DN22 6AQ

## Summary

<b>Available Size</b>	900 sq ft
<b>Rent</b>	£750 per month
<b>Business Rates</b>	Will need to be re-rated once complete. Expected to be below the £12,000 threshold for small business rate relief.
<b>Service Charge</b>	Not applicable except Building Insurance
<b>Car Parking</b>	There is no parking with the Unit
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (94)

## Description

Occupying the ground floor of a recently converted building with the upper floors having residential apartments. The property is of brick construction and has good natural light and benefits from a public car park adjacent. Open plan ground floor space with shop frontage to Bridgegate. Rear store/meeting room. W/c's and Kitchenette area (to be fitted). The shop has been delivered to a finished state with white washed walls, the space requires floor coverings and a Kitchenette (subject to negotiations, the landlord may fit the kitchenette).

## Location

Situated off the main Market square in the centre of Retford

## Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - Ground floor shop	900	83.61	£750 per month	Available
<b>Total</b>	<b>900</b>	<b>83.61</b>		

## SERVICES

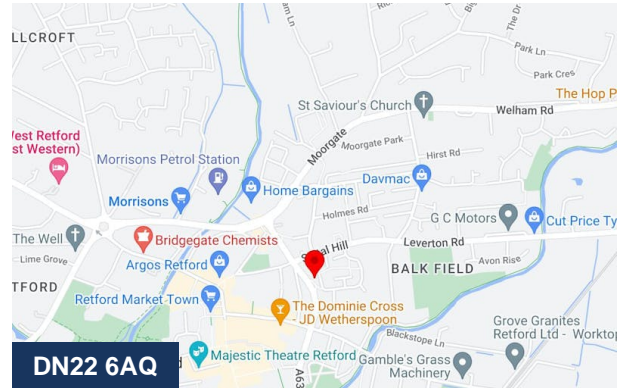
We are advised that all mains services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

## TERMS

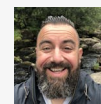
The property is offered on full repairing and insuring lease, for a term to be agreed, minimum 5 years with incentives. Rental £750 per month plus VAT and landlords' insurance. A deposit equal to 3 months rent will be required. Rent is paid quarterly in advance. The landlord will insure the building with the tenant reimbursing part of the premium to reflect the space occupied.

## VIEWING

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



## Viewing & Further Information



**Ben Freckingham**

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