



Retford Railway Station, Station Road, Retford DN22 7DE

**TO LET**

Former Station House

1,708 Sq Ft  
(159 Sq M)



# Retford Railway Station, Station Road, Retford DN22 7DE

## DESCRIPTION

An exciting opportunity to lease the whole or part of the historic former Victorian tea room and World War II kitchens within the Grade II Listed station.

The premises are ideally suited for conversion to bar/restaurant/office/B&B. Investment required, long lease available, flexible terms, rental offers are invited based on a percentage of turnover net of VAT which is to be underpinned by a minimum guaranteed rent. Potential for Railway Heritage funding assistance.

- ✓ **Grade II Listed Station**
- ✓ **Benefits from mains electricity, water and drainage**
- ✓ **Property in need of renovation**
- ✓ **Regular services to Leeds, London and Edinburgh**
- ✓ **Located on the fringe of the town centre**



## LOCATION

The Grade II listed station is located in the north Nottinghamshire town of Retford and benefits from regular trains to London, Leeds and Edinburgh. The station is located on the fringe of the town centre in a mainly residential area and benefits from approximately 700,000 passengers per annum.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	712	66
First	996	93
Basement	1,500	139

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

The tenant will be responsible for the landlords legal costs incurred in the drafting and completion of the lease.

## BUSINESS RATES

The tenant will be responsible for all business rates incurred in connection with their occupation of this unit.

## TERMS

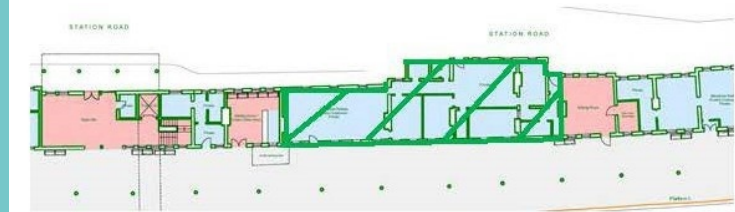
A Tripartite lease for a term to be agreed is available.

## EPC

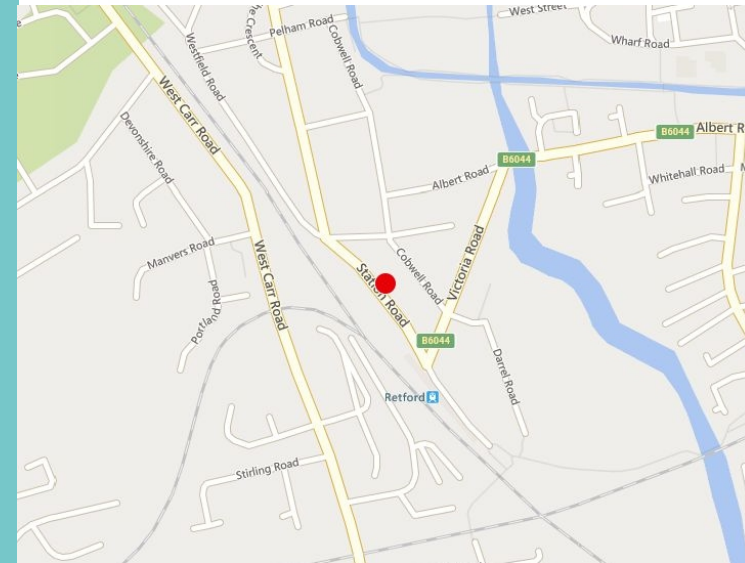
The property has an EPC rating of D (91).



Ground Floor



First Floor



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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