

01777 709112 | pdwhite@brown-co.com



North Road, Retford, DN22 7XQ

TO LET

Two new food food/retail units adjacent to new Asda store and Greggs

- Units of 600 sq ft and 1,722 sq ft available
- Highly prominent main road location on North Road (A638)
- 29 customer parking spaces
- Completion March 2021

Unit 1 160 sq m (1,722 sq ft)

Unit 3 56 sq m (600 sq ft)

Location

The scheme is located on the busy North Road (A638) route into Retford.

Retford is a vibrant and attractive market town with an immediate population of approx. 22,000 and a 10 mile radius population of 216,700 (Source EGi Town Report).

Description

Units 1 and 3 are in a block either side of the new Asda (previously Co-op) store which will also include a Petrol Filling Station at the front being relocated from the adjacent site. The scheme incorporates 29 customer parking spaces.

The North Road has approx. average vehicle numbers of 17,000 daily (Source: Department for Transport).

Accommodation

Unit 1 160 sq m (1,722 sq ft) AVIALABLE

Unit 2 Let to Asda

Unit 3 56 sq m (600 sq ft) AVAILABLE

Unit 4 166 sq m (1,787 sq ft) let to Greggs

Business Rates

The properties are assessed as follows:

Unit 1 rateable value £23,750. Payable £11,851.25 (2023/24)

Unit 3 rateable value £8,600. Payable £4,291.0 (2023/24)

Qualifying small businesses will be able to claim 100% Small Business Rates Relief on unit 3 although unit 1 is above the threshold for this.

Planning

Planning consent for A1 (retail), A2 (financial & professional services) and A3 (restaurants and cafes).

Tenure

To let on leases for terms to be agreed.

Unit 1 £21,000 pax

Unit 3 £10,000 pax

There are additional service charge costs and building insurance. Further details on request.

VAT

VAT is chargeable on rents.

Legal Costs

Each party to pay their own costs.

EPC Rating

To be confirmed on completion.

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

pdwhite@brown-co.com

Brochure updated Jan 2024



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