

01777 709112 | pdwhite@brown-co.com



**58B Bridgegate, Retford, DN22 7UZ**

**£12,000 pa TO LET**

Single storey office/clinic building (may be appropriate for other uses subject to planning)

- Edge of town centre location
- Under cover parking for 2 cars plus additional garage
- Main open plan office with 4 other rooms, kitchen and WC
- EPC band D

**157.8 sq m (1,670 sq ft)**

## Location

The property is located on Bridgegate in Retford. Bridgegate is one of the main routes into/through the town centre. The town centre is within a few minutes walk.

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

A single storey office building. Entrance porch leading to main open plan treatment room/office. There is a separate treatment/meeting room off the reception lobby. There are 3 other rooms along with a kitchen and WC.

Externally there is a parking port for two cars along with a single garage.

The property is within the town's conservation area.

## Accommodation

The following are approximate net internal areas:

Main office/clinic	39.67 sq m (427 sq ft)
Private room 1	17.98 sq m (193 sq ft)
Private room 2	18.00 sq m (194 sq ft)
Meeting room	15.58 sq m (168 sq ft)
Private room 3	12.52 sq m (135 sq ft)
Ancillaries	5.93 sq m (64 sq ft)

**Total**                    **109.68 sq m (1,181 sq ft)**

## Services

All mains are understood to be connected but not tested by ourselves.

## Business Rates

The property is assessed to rateable value £6,600 giving a full rates payable of £3,293.40 for 2021/22. Qualifying small business will benefit from 100% small business rates relief. Prospective tenants should check this information with Bassetlaw District Council tel. 01909 533533.

## Planning

The property is currently used as offices under class E. Alternative uses may be appropriate subject to planning and any other consents necessary.

## Tenure

The property is to let on a new lease subject to the current tenant vacating. The lease will be for a 6 year term and subject to a tenant only break option at the end of the 3<sup>rd</sup> year at an initial rent of £12,000 pa. The rent will be reviewed at the end of the 3<sup>rd</sup> year.

## VAT

We understand there is no VAT charged on the rent.

## Legal Costs

Each party to pay their own legal costs.

## EPC Rating

Band D

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

[pdwhite@brown-co.com](mailto:pdwhite@brown-co.com)

Brochure prepared in March 2022



### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.



#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.