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Rear of 23a Grove St, Retford, DN22 6JP

To Let - £10,200 pa

Town centre industrial/storage unit

- Centrally located off Grove Street
- Industrial area plus offices, training room, kitchenette and WC
- Roller shutter door to front
- EPC tbc

257.84 sq m (2,775 sq ft)

Location

The property is located off Grove Street down a driveway to the righthand side of the Job Centre in the centre of 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

A single storey industrial/storage unit of brick construction. Roller shutter door and personnel to front.

Internally there are two offices and a former training room off the main industrial/workshop/storage area. To the front is a WC and kitchenette.

The unit has lighting, 3 phase and an alarm along with exhaust extraction equipment relating to its previous use. Central heating is installed with radiators around the unit with a gas boiler.

Note: There is no parking with this property – the spaces to the front are The Job Centre ones adjacent.

Accommodation

Total gross internal area:
257.84 sq m (2,775 sq ft)

Services

Mains services believed present. Services not tested by the agents.

Business Rates

The property is assessed to rateable value £6,600 giving a rates payable of £3,294 for 2022/23. Qualifying businesses, however, will be able to claim 100% Small Business Rates Relief.

Planning

The property was previously used for a training workshop for car mechanics. The use will now fall under class E allowing a wide range of uses including industrial, office, retail etc.

Tenure

To let on a new lease for a term to be agreed at a rent of £10,200 pa.

VAT

There is no VAT chargeable on the rent.

Legal Costs

Each party to pay their own.

EPC Rating

TBC

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

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Brochure prepared in September 2022



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