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2nd Floor, 27 Grove St, Retford, DN22 7XN

£14,500 pax

2nd floor office suite in a part period part modern office building

- Stair and lift access
- 3 parking spaces at rear
- Space divided internally into a number of rooms plus welfare facilities
- EPC tbc

179.4 sq m (1,930 sq ft)

Location

The property is located on Grove Street being a couple of minutes' walk from the market square in the centre of Retford. Postcode DN22 6JP.

Description

A second-floor office suite extending to approx. 1,930 sq ft (gross internal area). Prestigious town centre building located on Grove Street. Secure car parking to the rear for 3 cars. Ground floor shared entrance with stairs and lift to 2nd floor. Divided into an open plan office with meeting room and two private rooms plus storage rooms, staff room with kitchenette area and male & female WCs. There is a service charge covering communal areas including the lift. Details upon request.

Accommodation

Approx. 1,930 sq ft gross internal (including WCs, corridors etc.).

Business Rates

The floor will be reassessed for business rates.

Planning

Offices under Class E planning.

Tenure

To let on a new lease for a term to be agreed at a rent of £14,500 pa exclusive.

There is an additional service charge provision to cover the common areas of the building including the lift.

The Landlord may require a rent deposit/bond.

VAT

VAT is chargeable on the rent.

Legal Costs

Tenant to pay a contribution of £450 +VAT towards the Landlord's legal costs in preparing the lease.

EPC Rating

EPC tbc

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

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Brochure prepared in Nov 2022



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