

01777 709112 | pdwhite@brown-co.com



32B Carolgate, Retford, Notts, DN22 6EH

£32,500 pax To LET

Modern ground floor retail unit in a prime location

- Currently fitted as a butchers with walk in freezers, prep areas etc.*
- Large, glazed retail frontage
- Suspended ceilings, lighting, power, staff kitchen area and WCs
- EPC tbc

220 sq m (2,373 sq ft)

Location

The property is located on the main pedestrianised street in the centre of Retford. Nearby occupiers include Boots, Wilks, B&M, Card Zone, WH Smith and Cooplands.

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 large ground floor retail unit previously used for a butchers with fitting out to reflect this including fully tiled floors with drainage, freezer rooms, changing area, staff kitchen, preparation areas as well as the main front retail area.

*Note the previous tenant McKenzie Meats is in liquidation and the Liquidators may look to sell and remove some of the fixtures and fittings particularly the fridge display units etc.

Accommodation

Total net area approx. 220 sq m (2,373 sq ft).

Services

Services as existing have not been tested by the agents and any new tenant should undertake their own testing.

Business Rates

The current rateable value (RV) is £38,000. The new RV from April 2023 is £36,000 giving a rates payable of £17,964 not allowing for any phasing provisions.

Parties should check this information with Bassetlaw District Council tel. 01909 533533.

Planning

Class E including retail, restaurant etc.

Tenure

To let on a new lease for a term of years to be agreed at a rent of £32,500 pa exclusive.

VAT

VAT is chargeable on the above rent.

Legal Costs

Each party to pay their own.

EPC Rating

TBC

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

pdwhite@brown-co.com

Brochure prepared Dec 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.