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**22 Carolgate, Retford, DN22 6BU**

**£18,000 pa TO LET**

Prime located retail unit \*NEWLY AVAILABLE

- Recently fully refurbished/decorated
- Ground floor retail plus first floor storage
- Character grade II listed building
- EPC band D

**98.57 sq m (1,060 sq ft)**

## Location

The property is located on the main retail street in the centre of Retford. Nearby occupiers include Edinburgh Woollen Mill, Superdrug, Holland & Barrett and Coop Travel.

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

This character property is grade II listed and within the town's Conservation Area.

The ground floor provides an open plan retail area with a small storage area to the rear and stairs leading to the first floor stock room incorporating a kitchenette and WC.

Externally to the rear is a small low walled outside area.

The property was recently refurbished/redecorated.



## Accommodation

Approx. gross internal area:

98.57 sq m (1,060 sq ft)

## Business Rates

The property is assessed to rateable value £15,500 giving a rates payable of £7,734.50 for 2023/24.

Retail, leisure and hospitality users are entitled to a 75% discount for the year commencing April 2023 and April 2024 to 2025 up to a maximum amount per business.

Tenants should check this information with the rates department at Bassetlaw District Council tel: 01909 533533.

## Planning

Retail and other class E uses.

## Tenure

To let on a new lease for a term of years to be agreed at a rent of £18,000 pa.

\*The existing tenant will vacate as appropriate.

## VAT

We are advised there is no VAT chargeable on the rent.

## Legal Costs

Each party to pay their own costs.

## EPC Rating

EPC band D

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

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Brochure prepared in March 2024



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