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45 Churchgate, Retford, DN22 6PA

£185,000 For Sale of interest to investors and owner occupiers

Retail with separate substantial 3 bed flat on upper floors

- A rarely available mixed use freehold opportunity
- Space for parking plus rear garden area
- Character grade II listed building
- EPC band D (shop) and band E (flat)

Shop 59.72 sq m (642 sq ft) plus 3 bed flat

Location

The property is located on Churchgate in the centre of Retford and adjacent to the Churchgate car park, and with on street parking. The property is within the Retford Conservation Area. The property is positioned at the entrance to the Churchgate carpark.

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 grade II listed building dates back to the early C19 and is constructed of brick with a Welsh slate roof.

The property provides retail to the ground floor with rear storage/preparation areas and was previously a successful butcher shop having been family run for four generations (opened in 1876) until retirement of the current generation.

Separate access leads to the substantial flat with accommodation over first and second floors – 3 x bed with 2 x bathrooms with a small veranda decking area. This is currently let out at £600 per month.

There is space for parking through the carriageway entrance with a walled garden area beyond.

The property gives great scope, beyond retaining it as is, including full conversion to a single residential dwelling or into 2 or more flats subject to all necessary consents.

Accommodation

Ground floor retail area approx. 59.72 sq m (643 sq ft) with first and second floors above.

Services

Mains services present but not tested by the agents.

Business Rates

The shop is assessed to rateable value £2,600. A qualifying small business will be able to claim 100% Small Business Rates Relief.

The flat is Council Tax band A.

Planning

Previously retail (now band E) with residential.

Tenure

For sale freehold with either full vacant possession or with the vacant possession on the shop with the current flat tenant remaining in occupation.

VAT

We are advised there is no VAT chargeable but this should be checked during the legal process.

Legal Costs

Each party to pay their own.

EPC Rating

Shop band D and flat band E.

Viewing & Further Information

Brown & Co
 29-33 Grove Street
 RETFORD
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 Brochure prepared in June 2023



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 CP Property Services (2023)

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