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## **31a Market Place, Retford, DN22 6DE**

**£12,000 pa**

Former Ladbrookes betting shop in a prominent Market Place location

- Suitable for Class E uses – retail, café etc. subject to consents
- Open plan and air-conditioned with WC and kitchenette to rear
- Full display frontage
- EPC band B

**86 sq m (925 sq ft)**

## Location

The property is prominently located at the roundabout junction of Bridgegate and Market Place on one of the main routes into the town centre and just off the market square. Nearby occupiers include Argos, William Hill and KFC.

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 ground floor only retail unit within a grade II listed building and within the town's Conservation Area.

Open plan retail space with rear kitchenette and WC. Air conditioned and with lighting and power.

## Accommodation

Approx net internal floors area:

86 sq m (925 sq ft).

## Services

Not tested by the agents,

## Business Rates

The property is assessed to rateable value £12,250 giving a full rates payable of £6,112.75. The property will, however, benefit from almost 100% Small Business Rates Relief (only the £250 above the £12,000 threshold being subject to rates at 49.9p in the £) for qualifying small businesses.

## Planning

The property was previously a betting shop which is a sui generis use (one that doesn't fall into a specific planning use class). There are permitted rights to change use to retail etc under Class E subject to a prior notification application to the Council. Interested parties should check the planning with Bassetlaw District Council tel. 01909 533533.

## Tenure

To let on a new lease for a length of term to be agreed at a rent of £12,000 pa.

## VAT

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

## Legal Costs

Each party to pay their own.

## EPC Rating

Band B.

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

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Brochure prepared in June 2023



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