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8 Exchange Street, Retford, DN22 6BL

£9,600 pa + VAT TO LET

Prominent ground floor retail unit

- Located just off Carolgate – the main retail street.
- Security shutters and cameras
- Rear WC and changing room
- EPC band D

39.39 sq m (425 sq ft)

Location

The property is located on Exchange Street in the centre of Retford and just off Carolgate which is the main retail area.

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

The property provides an open plan ground floor retail area with large display windows with security shutters. Single WC at rear plus changing room (can be removed). LED lights and power sockets are fitted along with a camera system (left by the previous tenant). The floor above is offices let separately.

Accommodation

Gross internal area approx. 39.39 sq m (435 sq ft).

Business Rates

The property is assessed to rateable value £4,900 giving a rates payable of £2,445.10 for 2023/24. Qualifying small business will benefit from 100% Small Business Rates Relief. Contact Bassetlaw District Council tel. 01909 533533 to check this information.

Planning

Retail and other uses under Class E.

Tenure

The property is to let on a new lease for a period to be agreed at a rent of £9,600 per annum + VAT.

VAT

VAT is charged on the rent.

Legal Costs

Each party to pay their own legal costs.

EPC Rating

The property has an EPC band D.

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

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Brochure prepared in July 2023.



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