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24 Grove Street, Retford, DN22 6JP

£9,000 pa TO LET

Ground floor retail unit in a prominent position

- Large open plan retail area
- Attractive listed building
- Upper floors are not included
- EPC tbc

132.63 sq m (1,428 sq ft)

Location

The property is located on Grove Street being on the main route through the town centre of Retford just down from the market square and Carolgate. Nearby uses include retail, financial & professional services and restaurants as well as the bus station and public car park.

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

An attractive early C19 grade II listed building also set within the town's Conservation Area.

The ground floor retail area is deceptively large extending back a long way from the frontage giving a large display and storage area and previously traded as a bed shop.

To the rear is a single WC.

Note: The upper floors have their own separate side access and are not to be included in any letting and will be retained by the landlord whilst currently vacant.

Accommodation

Ground floor approx. net internal area:
132.63 sq m (1,428 sq ft)

Services

Not tested by the agents.

Business Rates

The entire building is currently assessed to rateable value £9,800 giving a full rates payable of £4,890.20 for 2023/24. However, a qualifying business will be able to get 100% Small Business Rates Relief. Parties should check this information with Bassetlaw District Council tel. 01909 533533.

Planning

Class E – retail, food & drink, financial and professional services, offices etc.

Tenure

The ground floor shop only is to let on a new lease for a term to be agreed at a rent of £9,000 pa.

VAT

We understand there is no VAT chargeable on the rent.

Legal Costs

The ingoing tenant will be liable for the landlord's reasonable legal costs in preparing and granting a lease as well as their own.

EPC Rating

TBC

Viewing & Further Information

Brown & Co

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RETFORD
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Details prepared August 2023



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