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Unit 1B Welbeck Court, Hallcroft Road, Retford, DN22 7SS

£17,550 pa To Let

Modern warehouse/industrial/trade showroom unit

- Prominent located estate fronting Hallcroft Road
- Secure fenced and gated estate
- Nearby occupiers include Howdens, Toolstation and Screwfix
- EPC band E

163.04 sq m (1,755 sq ft)

Location

Welbeck Court prominently fronts onto the Hallcroft Road in Retford. Hallcroft is an established industrial area to the north west side of Retford off The Great North Road (A638).

Description

A modern industrial/warehouse building of brick elevations with external parking and two side loading doors.

The property comprises of two units which can be connected with a doorway through the diving wall. The property has a single electricity supply (single and 3 phase) etc. so the two units are to be let as one and not split. The two defined areas would work well for someone who wants, say, a storage area and separate industrial area or one part could be converted to office or showroom space etc.

Accommodation

Total gross internal area:
163.04 sq m (1,755 sq ft)

Business Rates

Qualifying small business will benefit from 100% Small Business Rates Relief. Please check all this information with Bassetlaw District Council tel: 01909 533533.

Planning

Previously used for part showroom/trade sales and storage and now falling under class E allowing a range of commercial uses.

Tenure

To let on the Landlord's standard lease for a term of 7 years with rent reviews at the end of the 3rd and 5th years at the rent of £17,550 pa + VAT.

VAT

VAT is chargeable on the quoted rent.

Legal Costs

The incoming tenant is liable for the landlord's reasonable legal costs. For tenants not wishing to use a solicitor the landlord prepares and issues direct the lease with a charge to tenants of £450 + VAT.

EPC Rating

TBC band E

Viewing & Further Information

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RETFORD

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Brochure prepared Oct 2023



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