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St John Street, Retford, DN22 7JY

To LET £30,000 pa + VAT

A detached fully refurbished retail/showroom/office/business unit approx. 2,613 sq ft

- Self contained site with sole use of the parking – up to 19 spaces
- Substantial glazed display frontage
- Newly fitted kitchen, WC, air conditioning etc.
- EPC TBC

243 sq m (2,613 sq ft)

Location

The property is located on St John Street which is, in turn, assessed off Grove Street in the town centre of Retford and within a few minutes' walk from the market square and the main shopping street of Carolgate.

Retford is a vibrant and attractive market town with a population of approx. 24,000 and a 10 mile radius population of approx. 220,000.

Description

A single storey building currently nearing completion of a full refurbishment and providing an open plan area internally with Kitchen and WC. The fitout will include perimeter trunking for power distribution along with a combined cooling and heating air con system.

Externally there is a large car park area (up to 19 spaces) which is fenced and gated.

The building has previously been used for retail uses – furniture and as an aquatics centre.

Accommodation

243 sq m (2,613 sq ft).

Services

Mains services as present – not tested by the agents.

Business Rates

The property is assessed to rateable value £14,250 giving a full rates payable of £7,110.75 for 2023/24. Qualifying small businesses will get some discount under Small Business Rates Relief. Retail, leisure and hospitality users are entitled to a 75% discount for the year commencing April 2023 and April 2024 to 2025 up to a maximum amount per business. Tenants should check this information with the rates department at Bassetlaw District Council tel: 01909 533533.

Planning

Class E – retail, showroom, offices, business etc.

Tenure

To let on a new lease for a term of 7 years with rent reviews at the end of the 3rd and 5th years at a commencing rent of £30,000 pa + VAT.

VAT

VAT is charged on the rent.

Legal Costs

The tenant is required to pay £450 + VAT towards the landlord's legal costs in preparing the lease.

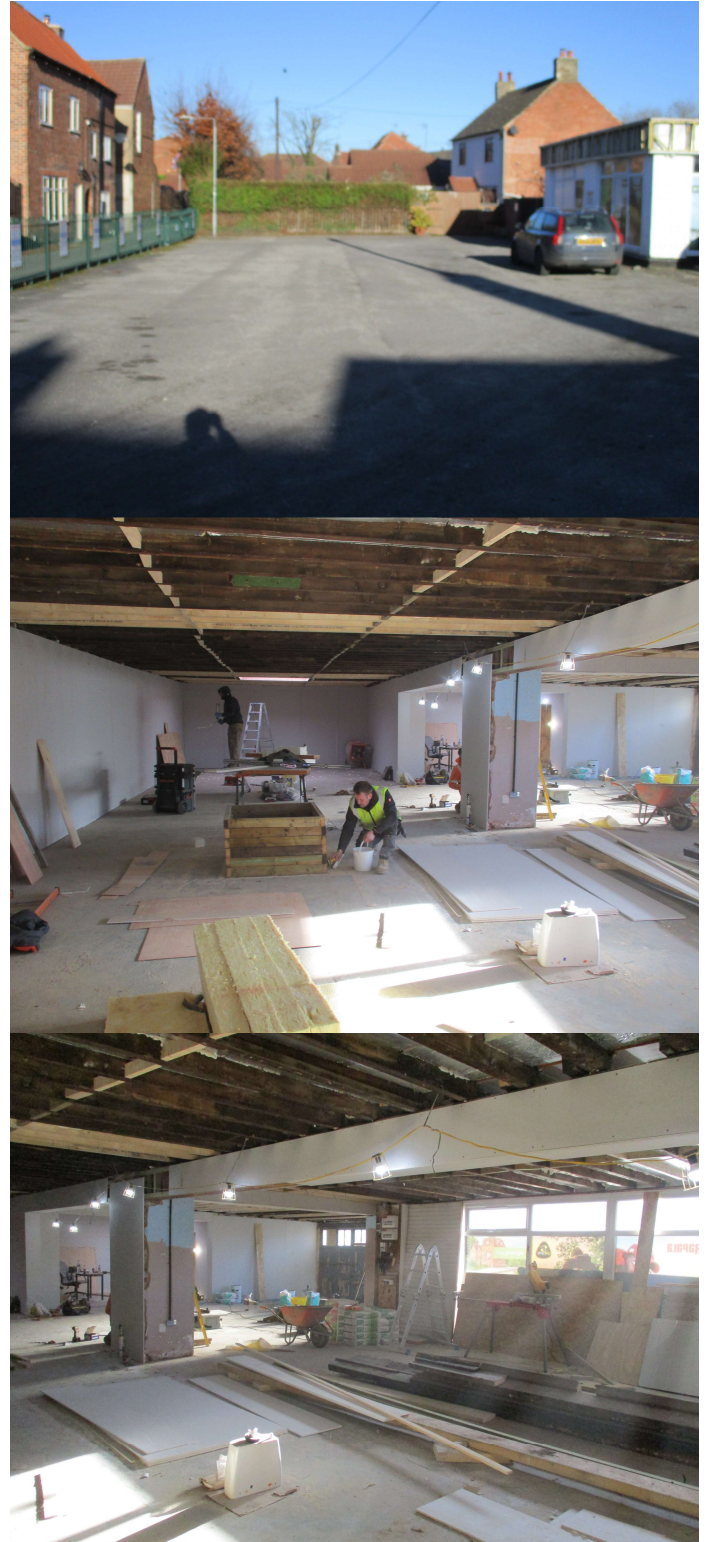
EPC Rating

To be assessed on completion of the refurbishment works.

Viewing & Further Information

Brown & Co

29-33 Grove Street
 RETFORD
 DN22 6JP
 01777 712942
 pdwhite@brown-co.com
 Brochure prepared in January 2024



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