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Rear of 13-15, Grove Street, Retford, DN22 6JP

£7,800 pa TO LET

Retail/showroom/general commercial building

- Gated car park for 3-4 cars/vans
- Two storey building
- Main access from the Chapelgate car park
- EPC TBC

113 sq m (1,214 sq ft) net internal

Location

The property is located at the rear of Grove Street in the town centre of Retford. The main access is from the Chapelgate car park.

Retford is an affluent, vibrant and attractive market town in North Nottinghamshire and has a 20 minute contour "shopper population" of approx. 28,500 and population of over 290,000 (Source EGi Town Report).

Description

A detached brick building providing two storey accommodation with an open plan retail space to the ground floor with WC and kitchenette area and first floor offices/staff areas. Space fitted with gas fired central heating, lighting and power.

To the front is a gated car park/yard area with space for 3-4 cars/vans and accessed from the Chapelgate car park.

Accommodation

Approx net internal areas:

Ground floor	648 sq ft
First floor	566 sq ft
Total	1,214 sq ft

Services

Mains services believed to be connected but not tested by the agents.

Business Rates

The property is assessed to rateable value £7,200 meaning a qualifying small business will be able to claim 100% Small Business Rates Relief. Please check this information with Bassetlaw District Council tel: 01909 533533.

Planning

Previously used for a hair salon with training academy. We believe this use falls under Class E for planning allowing a range of uses - retail, showroom, office etc. Please check this information with Bassetlaw District Council tel: 01909 533533.

Tenure

To let on a new lease drawn on standard fully repairing terms for a period of years to be agreed at a rent of £650 pcm (£7,800 pa)

VAT

We are informed there is no VAT payable on the rent.

Legal Costs

Each party to pay their own.

EPC Rating

TBC

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

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Brochure prepared in March 2024



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