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## **Unit 6 Northern Tower, Polymer Court, Retford, DN22 6DS**

**£20,000 pax**

Fitted restaurant/café/retail unit (formerly Smoke & Ice)

- Busy location next to Lidl - Daily traffic count estimate 15,500 (Dept. of Transport 2019 estimate).
- Fitted with extraction system, sinks, tops, tiled walls etc.
- Air conditioned
- EPC Band A

**143 sq m (1,539 sq ft)**

## Location

The Northern Tower Retail Park is a new development prominently located at the junction of London Road and South Street and is just a few minutes' walk south of Retford town centre. Existing tenants include Lidl, Snap Fitness and Sofa Emporium.

The retail park fronts the new headquarters of the Icon Polymer Group (formally Northern Rubber) who are one of the UK's leading manufacturers of engineered polymer products to the likes of the aerospace industry.

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 recently fitted out unit ideal for food use or, alternatively, other retail and Class E uses.

The current fit out includes a front restaurant seating area with counter and kitchen to the rear with serving window. The kitchen has a prep area with sinks a tiled floor and benefits from an installed extraction system. To the back is a storage area and access door from the side loading yard.

The unit is air conditioned and has two WCs.

There is an additional small outside seating area available by way of a separate licence agreement.

Note: The freestanding equipment (cool cabinets, fridges, ovens etc) shown in the photos are leased and will be removed and are not part of any re-letting.

## Accommodation

Total gross internal area 143 sq m (1,539 sq ft).

## Services

Mains services not tested by the agents.

## Business Rates

The unit is assessed to rateable value £19,750 giving a rates payable for 2023/24 of £9,855.25.

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, café, restaurant etc.

## Tenure

To let a new long-term lease for a period of years to be agreed at a commencing rent of £20,000 pa + VAT plus estate service charge (details provided on request).

## VAT

VAT is chargeable on the above.

## Legal Costs

Each party to pay their own.

## EPC Rating

Band A (most efficient).

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

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Brochure prepared updated June 2024



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