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5 Market Place, Tuxford, NG22 0LJ

TO LET from £7,000 pa* (may sell)

Attractive centrally located shop with flat above

- Ground floor retail (vacant) – previously a hairdressers
- 1 bed first floor flat with separate access
- Ideal investment property
- EPC tbc

Shop 36.6 sq m (394 sq ft)

Location

The property is located on the marketplace in the centre of Tuxford.

Tuxford is approx. 7 miles from Retford to the north and 15 miles from Newark to the south.

Description

This attractive link detached building consists of a ground floor shop (previously a hairdressers) with a WC and small kitchen area.

A side ally leads to the door to the first floor flat. The flat has 1 bedroom, a lounge and shower room with a small kitchen.

Accommodation

Shop approx. area:
36.6 sq m (394 sq ft) with flat above of similar area.

Services

Services have not been tested by the agents and any buyer/tenant must satisfy themselves on these.

Business Rates

The shop is assessed to rateable value £5,100. A qualifying small business will be able to claim 100% Small Business Rates Relief. Please check this information with the Local Authority.

Planning

Previously a shop with flat above.

Tenure

To Let on a new lease for a term of years to be agreed at a rent of £7,000 pa* for the shop or a combined rent of £11,500 pa for the shop and flat together. A freehold sale may be considered of the whole.

Full vacant possession of both the shop and flat will be given.

VAT

We are advised there is no VAT chargeable.

Legal Costs

Each party to pay their own.

EPC Rating

TBC

Viewing & Further Information

Brown & Co

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RETFORD

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