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**27 West St/ 2 Carr Road, Retford, DN22 6ES**

**£235,000 FOR SALE - of interest to investors and occupiers.**

Takeaway with restaurant and large first floor flat

- Successful trading location
- Takeaway, kitchen, restaurant and small bar area on the ground floor
- Large 3 bed first floor flat with separate access
- EPC band D

**Ground floor: 147 sq m (1,582 sq ft)**

## Location

The property is located on the corner of West Street and Carr Road in the centre of Retford.

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

The property consists of the takeaway area with gas fryer etc., prep area/kitchen and two seating areas on the ground floor. There are two separate accesses – one for the takeaway and one for the restaurant area. The restaurant has the capacity for 55 covers.

The building is mentioned in the 1901-11 census as being a fish & chip shop and has traded as such since including by the current owners (now retired).

There is a separate access to the stairs leading to the first floor flat with 2 / 3 bedrooms (one with en suite), dining room, kitchen and bathroom.

Please note some of the fixtures & fittings shown in the photographs may be removed by the current owner.

## Accommodation

Ground floor total approx. 1,582 sq ft.  
First floor flat above of similar floor area.

## Services

All mains services believed connected. A buyer must check these and undertake any tests as required.

## Business Rates/Council Tax

The ground floor takeaway and restaurant is assessed to rateable value £5,900 giving a full rates payable of £2,94.10 for 2024/25. Qualifying small businesses will be able to claim 100% Small Business Rates Relief. Parties should check this with Bassetlaw District Council tel. 01909 53533.

The flat is in Council Tax band A.

## Planning

Current use as hot food takeaway and restaurant with flat above. Parties should check this with Bassetlaw District Council tel. 01909 53533

## Tenure

For sale freehold at a guide price of £235,000.

## VAT

VAT may be chargeable on the price.

## Legal Costs

Each party to pay their own.

## EPC Rating

There is an EPC registered confirming band D.

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

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Brochure prepared in June 2024



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