

01777 709112 | pdwhite@brown-co.com



Unit 7, Dukeries Court, Retford, DN22 7PX

£7,830 pa To Let

Modern warehouse/industrial unit

- Terraced unit
- Single roller door
- Designated parking spaces
- EPC band E

72.74 sq m (783 sq ft)

Location

Dukeries Court is located off Aurillac Way on the Hallcroft Industrial Estates on the edge of the market town of Retford. The Hallcroft estate is located off the A638 to the north west side of Retford. The A1/A1M is approx. 3 miles away (J34 Blyth).

Retford is a vibrant and attractive market town with an immediate population of approx. 22,000 and a 10 mile radius population of 216,700 (Source EGi Town Report).

Description

Dukeries Court is a modern industrial estate constructed in 2006. Unit 7 is a terraced unit. The unit has a single roller shutter door, a small office, DDA compliant WC, lighting and power. Eaves height approx. 3.8m.

Accommodation

The following are approximate gross internal areas:

72.74 sq m (783 sq ft).

Business Rates

The property is currently assessed jointly with unit 8 (having been let to previously to one tenant) and so will be subject to re-assessment when split. A qualifying small business will get 100% small business rates relief. Occupiers should check this information with Bassetlaw District Council's rates department tel. 01909 533533.

Tenure

To let on a new lease at £7,830 pa exclusive.

VAT

VAT is charged on the rent figure above.

Legal Costs

The incoming tenant is liable for the landlord's legal costs for preparing and issuing a lease with a charge to tenants of £450 + VAT. This is taken up-front as a non-returnable deposit.

EPC Rating

Band E

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

pdwhite@brown-co.com

Brochure prepared in June 2024



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