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“The Shed” Crossroads Farm, Sutton Lane, Retford, DN22 8SE

£2,299 pcm To Let

Detached modern *retail/storage building (subject to planning)

- Located just off the Great North Road to the north of Retford
- Unique countryside setting
- Potential to increase external area with additional circa 1 acre (currently grassed)
- EPC tbc

266 sq m (2,863 sq ft)

Location

The property is located next to Crossroads Farm immediately adjacent to the junction of the North Road (A638) and Sutton Lane and approx. 2 miles north of Retford town centre.

Description

The property is a detached building of steel portal frame construction with part brick and part profiled cladding to elevations. To the front is a roller shutter door.

Internally the building has an office area to the rear along with a kitchenette and WCs.

Accommodation

Total gross internal area:
266 sq m (2,863 sq ft)

Services

Mains electricity (own meter).
Gas tank supplying heating to office area.
Water and foul.
Services have not been tested by the agents and any occupier should undertake their own checks.

Business Rates

The property is assessed to Rateable Value £13,000 given a full rates liability of £6,487 for 2024/25. Qualifying occupiers will receive some Small Business Rates Relief.
Parties should check the above with Bassetlaw District Council tel 01909 533533.

*Planning

The property was granted planning (reference 47/04/00003) in March 2004 to "Erect tack shop...". There are various planning conditions. Alternative uses may require planning consent. Further details upon request.

Tenure

To let on a new lease for a term of years to be agreed at a rent of £2,299 per month (£27,588 pa). An additional rent will be payable should a tenant wish to include the circa 1 acre of grassed area. This can be laid to hard core.

VAT

VAT may be chargeable.

Legal Costs

Each party to pay their own.

EPC Rating

TBC

Viewing & Further Information

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Brochure prepared in July 2024



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