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15 Bridgegate, Retford, DN22 6AE

£100,000 virtual freehold*

First and second floor offices (no ground floor shop front)

- Accessed from the Bridgegate Centre (through the archway)
- Potential for part or whole conversion to residential
- Town centre location
- EPC band E

89.44 sq m (962 sq ft)

Location

The property is located off Bridgegate and part over G D Hall (not part of the sale) just off the main market square in the centre of Retford.

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

An attractive character brick built property with access doorway through the archway off Bridgegate. Stairs lead to first and second floors.

The first floor provides two office rooms along with a kitchen and WC. The second floor has an additional two offices along with a further kitchen and shower room.

The windows are single glazed sash windows. The property is in the town centre Conservation Area.

Accommodation

The following are approx. net internal areas:

First floor	49.63 sq m (534 sq ft)
Second floor	39.81 sq m (428 sq ft)
Total	89.44 sq m (962 sq ft)

Services

All mains services believed available but not tested by the agents.

Business Rates

The property is assessed to rateable value £4,950 giving a rates payable for 2020/21 of £2,470. Qualifying business will benefit from 100% Small Business Rates Relief.

Planning

Offices and other uses under the new Class E.

Tenure*

Sale of the virtual freehold long leasehold interest being for a term of 99 years from 25th March 1990 at a peppercorn rent.

Guide price £100,000.

VAT

No VAT.

Legal Costs

Each party to pay their own.

EPC Rating

Band E.

Viewing & Further Information

Brown & Co

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RETFORD

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Brochure prepared in April 2021



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