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**32 Carolgate, Retford, DN22 6DY**

**For Sale at £212,500**

Rarely available freehold shop in a prime location

- Prominent location on main pedestrianised street
- Accommodation over 4 floors
- Large ground floor retail area
- Grade II listed

**313.87 sq m (3,380 sq ft)**

## Location

The property is located on the main pedestrianised street in Retford, Carolgate with nearby retailers including Wilko and Boots.

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

The property has full frontage onto Carolgate with a large ground floor retail area which includes a rear single storey flat roof extension with storage and WCs to the rear. Stairs lead from the ground floor retail area to the upper floors with useful rooms for storage, staff facilities etc. or possible refurbishment and conversion to office space or residential, subject to consents.

The property is grade II listed and within the town centre Conservation Area.

## Accommodation

Approx. net internal areas:

Ground floor	200.86 sq m
First floor	42.45 sq m
Second floor	44.79 sq m
Third floor	25.77 sq m
<b>Total</b>	<b>313.87 sq m (3,380 sq ft)</b>

## Services

All mains services other than gas. Services have not been tested. Any interested party should undertake testing as required.

## Business Rates

The property is assessed to rateable value £25,750 giving a rates payable for 2021/22 of £12,850.

Interested parties should check this information with Bassetlaw District Council tel. 01909 533533.

## Planning

Previously a shop under Class A1 now Class E.

## Tenure

The property is for sale freehold at a quoting price of £212,500.

## VAT

We understand there is no VAT chargeable.

## Legal Costs

Each party to pay their own.

## EPC Rating

Band D.

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

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Brochure prepared updated July 2021



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