

TO LET



SUITE 1A, 34 WEST STREET, CHANCERY COURT, RETFORD, DN22 6ES

- Ground Floor Modern Office Suite
- 120.68 Sq M (1,299 Sq Ft)
- 5 Parking Spaces
- Close to Retford Town Centre
- May Suit Various E Class Uses

Location

The property is well located on the edge of Retford Town Centre, close to local amenities and within an easy walk of the train station. The building sits in a highly visible location opposite the Asda supermarket.

Retford sits in the county of Nottinghamshire and is located 3 miles east of the A1, providing excellent road connections to the regions motorway network, and making the nearby towns of Worksop, Mansfield and Doncaster City in easy reach.

Description

Ground floor modern office suite benefitting from the following specification:

- Good quality office space
- Well laid out floor space
- Excellent mix of open plan office space, partitioned offices and meeting rooms.
- Kitchenette facilities
- W/C
- Two entrance doors
- Attractive glazed return frontage
- Lots of natural light
- High speed broadband connection
- Raised access flooring

We consider the space suitable for various business uses (STP) including offices, letting agents, salon and beauty, and general retail.

Please note the property is to undergo an extensive redecoration, so an ingoing tenant has the ability to influence the decorative works. Please contact the agent for more information

Accommodation

Total NIA: 120.68 Sq M (1,299 Sq Ft)

Asking Rent

The asking rent is £15,000 per annum exclusive (£1,250 pcm) for a term to be agreed.

Business Rates

Rateable Value as at April 2023: £10,500
Qualifying occupiers may benefit from 100% Business Rates Relief.

EPC

C (74)

Services

Mains services and high speed broadband are connected to the property.

Anti Money Laundering

The tenant will have to supply information to comply with Anti Money Laundering regulations.

VAT

VAT is payable on rents and other monies due.

Viewings

By appointment with the agent– please get in touch.

Contact

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