



Grove Street, Retford

Offers in Region of £325,000

A fantastic opportunity to acquire a Grade II listed commercial building, situated just moments away from Retford's heavily pedestrianised town square, with a great prominence for potential passing trade. If utilised as it has been successfully in recent years as No5 Restaurant & Wine Bar, with a 51-cover restaurant and small public bar area, the property requires no immediate investment and is ready to start trading from day one, as all fixtures and fittings are available under separate negotiation. To the second floor is a contemporary ONE BEDROOM apartment, ideal for housing management or as an additional income stream if let to staff members. For those not looking to operate within the food services industry, the lower two storeys, totalling approximately 129 sq m. have the space, infrastructure and potential to be converted into further residential accommodation, to facilitate the growing local demand for housing- subject to the necessary planning consents. Either venture would benefit significantly from the building's imposing position on Grove Street, a lively and largely pedestrianised area at the heart of Retford. Its central location, excellent visibility and proximity to the town's amenities provide an attractive setting for both commercial and residential use.









- Imposing Grade II Listed Commercial Building
- Situated Just Moments Away from Retford's Heavily Pedestrianised Town Square with a Great Prominence for Potential Passing Trade
- Excellent Residential Potential- Subject to the Necessary Consents
- Existing Contemporary ONE BEDROOM Apartment to the Second Floor
- All Fixtures & Fittings are Available Under Separate Negotiation
- Storage & Yard Space to Rear
- BUSINESS RATES: The Retail Area Qualifies for Small Business Rates Relief

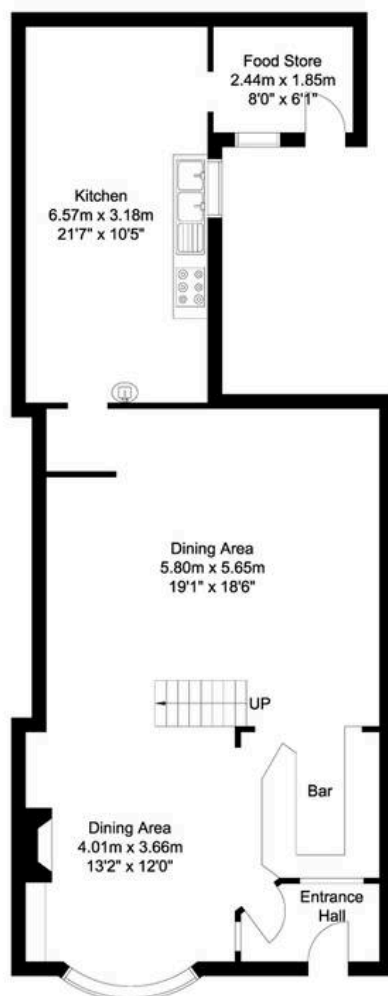
Tenure: Freehold

EPC Energy Efficiency Rating: C





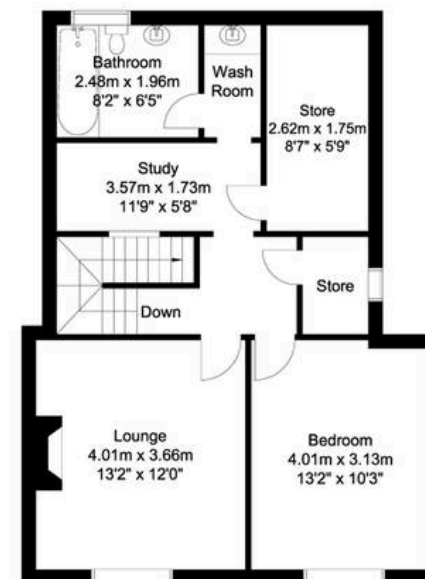
Ground Floor
84 sq m/904.16 sq ft
Approx.



First Floor
45 sq m/484.37 sq ft
Approx.



Second Floor
57 sq m/613.54 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..

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