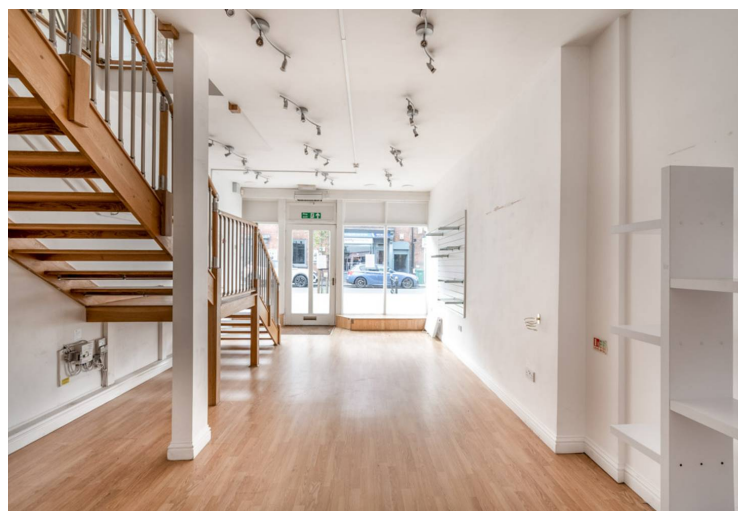




Grove Street, Retford

Offers in the Region of £180,000

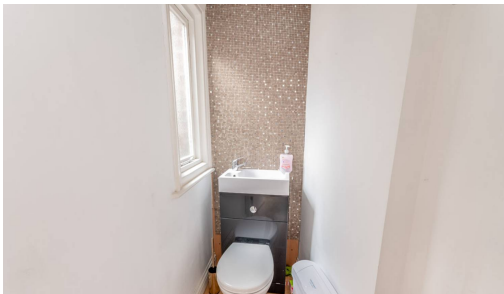
- Prominent Commercial Premises • Located Just Moments Away from Retford's Pedestrianised Town Square • Excellent Visibility & Strong Levels of Passing Trade • A Highly Versatile Space Suitable for a Wide Range of Business Uses • Scope for Reconfiguration & Conversion- Subject to the Necessary Planning Consents • BUSINESS RATES: The Retail Area May Qualify for Small Business Rates Relief



We are pleased to welcome this prominent commercial premises to the market, ideally located just moments away from Retford's town square, with excellent visibility and strong levels of passing footfall. The open-plan ground floor provides a highly versatile space, suitable for a variety of business uses and offering scope for reconfiguration to suit individual requirements- subject to the relevant consents. The first floor comprises two further rooms, offering similar versatility and presenting potential for conversion into residential accommodation, whether for an owner-occupier or as an additional income stream- subject to the necessary planning consents. A wide range of businesses could benefit significantly from the property's imposing position on Grove Street, a lively and largely pedestrianised area at the heart of Retford. Its proximity to the historic market town's amenities and consistent pedestrian presence make it an attractive proposition for a variety of commercial ventures, with the added potential for residential accommodation.

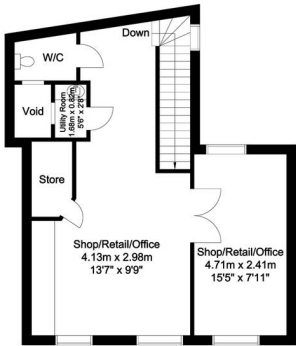
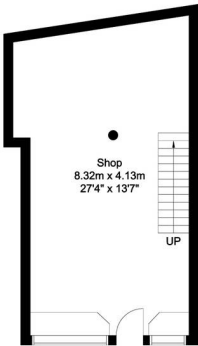


Tenure: Freehold
EPC Energy Efficiency Rating: B



Ground Floor
34 sq m/365.97 sq ft
Approx.

First Floor
45 sq m/484.37 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. CP Property Services @2025