



29 Market Place Retford, DN22 6DW

Fully income producing investment comprising of a ground floor shop, first floor treatments salon and second floor flat.

£20,700 pa total income with potential rental growth.

£195,000 FOR SALE Freehold

Brown & Co
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BROWN & CO

Property and Business Consultants

LOCATION

The Property is located on the Market Place in the town centre of Retford.

Retford is a vibrant and attractive market town with an immediate population of approx. 24,000 and a 10 mile radius population of 216,700 (Source EGI Town Report).

DESCRIPTION

The property is a period 3 storey building. The building is grade II listed and within the towns Conservation Area.

The main shop area at ground floor is currently fitted out by the tenant as a tanning studio. A separate side door leads to the stairs to the first floor treatment salon with further stairs to the top floor 2 bed flat.

ACCOMMODATION

Approx. net floor areas:

Ground floor 101.49 sq m (1,093 sq ft)

First floor 64.47 sq m (694 sq ft)

Top floor flat not measured but consistent with the first floor.

SERVICES

Not tested by the agents.

BUSINESS RATES

Rateable values:

Ground floor shop £13,000

First floor commercial £4,300

Second floor flat Council Tax Band A

Please check this information with Bassetlaw District Council tel. 01909 533533.

TENANCIES

Ground floor let on lease ending 31st March 2027 at a rent of £10,500pa.

First floor let on a lease to 1st May 2027 at a rent of £4,800 pa.

Flat let on an AST (holding over) at a current rent of £450 per month.

Copies of the agreements are available on request.

There is an opportunity, in our opinion, for rental growth on renewals.

TERMS

Available for sale freehold subject to the existing tenancies as described at a guide price of £195,000.

VAT

We are advised there is no VAT chargeable.

LEGAL COSTS

Each to pay their own.

EPCs

The shop, first floor and second floor flat are all assessed to band D.

Copies are available on request.

VIEWING & FURTHER INFORMATION

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

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