



## Rear of 23a Grove Street Retford, DN22 6JP

Town centre located storage/business unit of 2,775 sq ft

**£10,200 pa TO LET**

Brown & Co  
Retford  
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Property and Business Consultants

## LOCATION

The property is located off Grove Street down a driveway to the righthand side of the Job Centre in the 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

A single storey industrial/storage unit of brick construction. Roller shutter door and personnel to front.

Internally there are two offices and a former training room off the main industrial/workshop/storage area. To the front is a WC and kitchenette.

The unit has lighting, 3 phase and a security alarm. Central heating is installed with radiators around the unit with a gas boiler.

Note: There is no parking with this property – the spaces to the front are for The Job Centre adjacent.

## ACCOMMODATION

Total gross internal area:  
257.84 sq m (2,775 sq ft)

## SERVICES

Not tested by the agents.

## BUSINESS RATES

The property is assessed to rateable value £10,000 giving a rates payable of £4,990 for 2026/27 using the small business non-RHL multiplier.

Qualifying small businesses will be able to get 100% Small Business Rates Relief.

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

## PLANNING

Previously used for workshop use.

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## TENURE

To let on a new lease at a rent of £850 per month (£10,200 pa).

## VAT

There is no VAT chargeable on the rent.

## LEGAL COSTS

Each party to pay their own.

## EPC

Band D.

## VIEWING & FURTHER INFORMATION

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