



10 Exchange Street Retford, DN22 6BL

PROMINENT GROUND FLOOR RETAIL UNIT WITH RETURN FRONTAGE
615 SQ FT

***From £10,000 pax TO LET**

Brown & Co
Retford
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BROWN & CO

Property and Business Consultants

LOCATION

The property is located on Exchange Street in the centre of Retford and just off Carolgate which is the main retail area.

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 provides an open plan ground floor retail area with large display windows. Single WC at rear. The property has been maintained in excellent order.

The current tenant is looking to leave due to ill health.

The floor above is offices let separately with their own access.

ACCOMMODATION

Total net internal approx. 615 sq ft (57.14 sq m).

SERVICES

Not tested by the agents.

BUSINESS RATES

The property is assessed to rateable value £7,100 giving a rates payable of £2,712.20 for 2026/27 using the small business 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

Class E – retail and other uses.

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TENURE

*The property is to let on a new lease on a stepped rent:

Year 1 £10,000 + VAT

Year 2 £11,000 + VAT

Years 3 to 5 £12,000 pa + VAT

The current tenant will vacate simultaneously with the grant of a new lease.

VAT

VAT is chargeable on the rent.

LEGAL COSTS

Each party to pay their own.

EPC

Band D.

VIEWING & FURTHER INFORMATION

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

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