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**37 Carolgate, Retford, DN22 6BZ**

**£14,500 pa TO LET**

Prime located retail unit

- Ground floor retail plus first floor storage/WC and kitchenette
- Busy trading location adjacent to Vodafone
- Benefits from \*Small Business Rates Relief for qualifying businesses
- EPC band E

**53.88 sq m (580 sq ft)**

## Location

The property is located on the main retail street in the centre of Retford. Nearby occupiers include Vodafone, Edinburgh Woollen Mill, Superdrug, Holland & Barrett and Coop Travel.

Retford is a vibrant and attractive market town with an immediate population of approx. 22,000 and a 10 mile radius population of 216,700 (Source EGi Town Report).

## Description

This character property is situated within the town's Conservation Area.

The ground floor provides an open plan retail area with a small storage area to the rear and stairs leading to a first floor stock room /office along with a kitchenette and WC.

## Accommodation

Approx. net internal area:

Ground floor	34.25 sq m (369 sq ft)
First floor	19.63 sq m (211 sq ft)
Total	53.88 sq m (580 sq ft)

## Business Rates

The property is assessed to rateable value £10,250 giving a rates payable of £5,113.75 for 2024/25.

\*Qualifying small businesses will be able to receive 100% Small Business Rates Relief.

Retail, leisure and hospitality users are entitled to a 75% discount for the year commencing April 2023 and April 2024 to 2025 up to a maximum amount per business.

Tenants should check this information with the rates department at Bassetlaw District Council tel: 01909 533533.

## Planning

Retail and other class E uses.

## Tenure

To let on a new lease for a term of years to be agreed at a rent of £14,500 pa.

## VAT

We are advised there is VAT chargeable on the above rent.

## Legal Costs

Each party to pay their own costs.

## EPC Rating

EPC band E

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

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Brochure prepared in June 2024



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