



1 Carolgate Retford, DN22 6BY

Former bank building with accommodation over 3 floors totaling 3,084 sq ft

***£18,000 - £23,000 pax TO LET**

Available as a whole or split

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

LOCATION

The property is uniquely situated on the corner of Carolgate and Grove St, offering dual aspect frontage, capturing high levels of both foot traffic and vehicular traffic and fronting two of the busiest commercial roads in the town. In addition, the property is adjacent to the market square offering high visibility and lending itself to a vast range of uses from offices to cafes.

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 building is a former TSB bank with accommodation over 3 floors. The ground floor is largely open plan whilst the upper floors are subdivided into a number of rooms. WCs are located on the second floor although we believe it would be possible to create a ground floor WC if necessary.

The property has planning consent to split the ground floor into 3 small shops with apartments on the upper floor. However, the landlords aren't proposing implementing this at this stage.

The property is located in the town's Conservation Area.

ACCOMMODATION

Approximate gross internal floor areas:

Ground floor 1,309 sq ft

First floor 1,223 sq ft

Second floor 552 sq ft

Total 3,084 sq ft

SERVICES

Not tested by the agents.

BUSINESS RATES

The property is assessed to rateable value £40,000 giving a rates payable of £15,280 for 2026/27 using the Small Business RHL Multiplier. The building will be reassessed if split.

Subject to potential future government small business rates relief.

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

PLANNING

The building will fall under use Class E allowing for a wide range of uses including retail, offices, financial & professional services, cafes, restaurants, health & beauty etc.

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

TENURE

*The property is either to let as a whole building at a rent of £23,000 pa or consideration will be given to a letting of just the ground floor at a rent of £18,000 pa.

Please contact the agents for further details.

VAT

There is no VAT chargeable on the rent.

LEGAL COSTS

Each party to pay their own.

EPC

TBC

VIEWING & FURTHER INFORMATION

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

Contact: Paul White

01777 712942

pdwhite@brown-co.com

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.