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3 Grove Street, Retford, DN22 6JP

From £15,000 pax To Let

Retail/offices/professional services property over 3 floors

- Located just off the main market square and adjacent to Santander
- Open plan ground floor sales area plus WC
- First and second floor offices, storage, kitchen and WCs
- EPC band E

156 sq m (1,676 sq ft)

Location

The property is located on Grove Street being on the main route through the town centre of Retford and only a few doors down from the market square and Carolgate. Nearby uses include retail, financial & professional services and restaurants.

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

The property is an attractive three storey period building of traditional brick construction under a slated roof.

The ground floor provides open plan retail sales space with a full glazed frontage onto Grove Street. The rear has a sink area and WC. The upper floors provide a number of private offices, kitchen, storeroom and WCs.

The building has gas central heating. The top floor has a fitted kitchen along with a shower room with WC.

To the rear is a small courtyard area with access to Grove Street through the side ginnel.

Whilst there is no parking for the building itself there are opportunities to rent private spaces just off Grove Street.

Accommodation

The following are approx. net internal areas:

| | | |
|--------------------|-----------------|----------------------|
| Ground floor sales | 52 sq m | (560 sq ft) |
| Store | 3.8 sq m | (41 sq ft) |
| First floor | 49.9 sq m | (537 sq ft) |
| Second floor | 50.3 sq m | (538 sq ft) |
| Total | 156 sq m | (1,676 sq ft) |

Services

All mains services including gas not tested by the agents and so prospective tenants must make their own investigations.

Business Rates

The property is assessed in the rating list to rateable value £8,500. Qualifying small businesses will obtain 100% small business rates relief. Interested parties should check this information, and how to apply, with Bassetlaw District Council tel. 01909 533533.

Planning

The property was last used for a café use now falling under the new Class E for planning allowing a range of alternative uses including retail, hair & beauty, offices, medical services etc.

Tenure

The property is to let on a new lease at a rent of £15,000 per annum.

VAT

We understand there is no VAT chargeable on the rent.

Legal Costs

Each party to pay their own.

EPC Rating

The property has an energy performance certificate of band E.

Viewing & Further Information

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Brochure prepared in Jan 2025



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