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51 Carolgate, Retford, DN22 6BZ

£13,500 pa To Let

Prime located ground floor shop

- Full glazed frontage (4.18m) directly onto Carolgate
- Rear storage room and shared WC
- Fully redecorated and ready for immediate occupation
- EPC band D

45.1 sq m (485 sq ft)

Location

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).

The subject shop is located in an absolute prime position on the main pedestrianised street – Carolgate. Adjacent retailers include Wilko, Boots and Hays Travel.

Description

This attractive ground floor shop provides retail space with a full glazed shop front and door fronting Carolgate. To the rear is a store room and staff area (kitchen sink etc.) and a rear door leading to a shared small courtyard with WC shared with the next door jewellers (same landlord).

The shop has a laminate wood floor, with spot and fluorescent lights. There is a curtain wall heater over the entrance door.

Accommodation

Approx. net internal area:
45.1 sq m (485 sq ft).

Services

All mains service believed present into the unit other than gas. Services not tested by us.

Business Rates

The shop is assessed to rateable value £13,000 giving a full rates payable for 2021/22 of £6,487. The property falls within the rateable value band of £12,000 to £15,000 for an element of Small Business Rates Relief for qualifying small businesses bring the rates payable down to approx. £2,160. Prospective tenants should check this information and calculation with Bassetlaw District Council.

Planning

A1 planning class (retail etc.) with permitted development rights for other uses – cafes etc.

Tenure

To let on a new lease for a term of years to be agreed at a rent of £13,500 pa.

VAT

No VAT is chargeable.

Legal Costs

Each party to pay their own.

EPC Rating

Band D

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

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Details prepared Oct 2021



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