

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

26-27 The Square, Retford, Nottinghamshire DN22 6DQ



- Bar / Restaurant / Retail Opportunity
- Prominent Location on The Square
- 1,673 sq ft Ground Floor plus Part First Floor & Basement
- Potential for a Pavement Café Licence
- To Let on a New Lease

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LOCATION

Retford is a busy market town in Nottinghamshire, approximately 30 miles east of Sheffield and 30 miles north of Nottingham. The town is well connected via road and rail, with the M1 and East Coast mainline providing good communication links.

The property is situated on a prominent corner position facing onto Market Square within the centre of Retford. Nearby retailers include Barclays Bank, KFC and Specsavers.

DESCRIPTION

The property comprises part of a former bank which is suitable for bar / restaurant / retail uses. The unit has an attractive prominent frontage with a substantial ground floor area along with ancillary first floor and basement space.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	1,673 sq ft	155.4 sq m
First Floor	315 sq ft	29.2 sq m
Basement	99 sq ft	9.6 sq m
Total	2,087 sq ft	194 sq m

RATING

The premises are currently assessed for rates as follows: -

Bank & Premises Rateable Value - £19,750



ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

RENT

Offers in the region of **£30,000** per annum are invited.

LEASE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

The landlord will consider both flexible terms and longer lease lengths, with incentives available.

PLANNING

We are informed the premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Offices/Light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

Other uses such as (A4) Drinking Establishments will be considered subject to planning.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

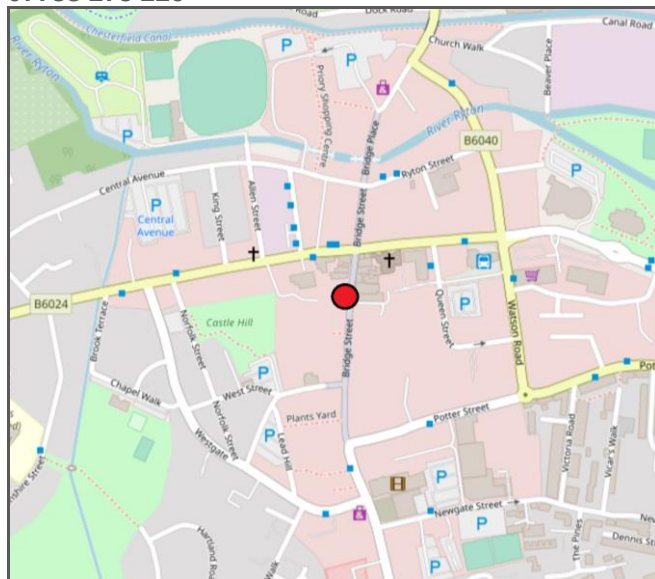
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY June 2021