



**10 Beardsalls Row, Retford, Retford, Nottinghamshire, DN22 6JX**

1334 Sq Ft Open plan retail or restaurant unit

Retford town Centre location

All uses considered STPP

Kitchenette area and w/c's

Available immediately

## Location

Situated off the main Market square in the centre of Retford, which itself is a bustling north Nottinghamshire market town which still retains its markets on Thursday, Friday, and Saturdays with a monthly farmers market. The town is a central point for many of the surrounding towns and villages and as such the town has attracted and maintained a good number of national occupiers and retailers. Retford is well placed for taking advantage of the surrounding centres of Sheffield, Doncaster, Lincoln, Worksop, and Nottingham. The A1 is within approximately 5 minutes driving distance and the M18 and M6.

## Property Description

Occupying the ground floor of a recently converted building with the upper floors having residential apartments for HMO/AST uses. The property is of brick construction and has good natural light, benefitting from a public car park adjacent.

## Accommodation

Open plan ground floor space circa 1334 sq ft with shop frontage to Beardsall Row, W/c's and Kitchenette area. The shop has been delivered to a finished state with whitewashed walls, the space requires floor coverings.

## Services

We are advised that all mains' services are connected to the property except for gas. These services have not been inspected or tested by the agent.

## Terms

The property is offered on full repairing and insuring lease, for a term to be agreed, minimum 5 years with incentives. Rental £12,000 plus VAT and landlords' insurance.

## Rates

Interested parties are advised to make their own enquiries with regards the rateable value and any rates payable relief available.

## VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

## Legal Costs

Both Parties will be responsible for their own legal costs.

## Viewing

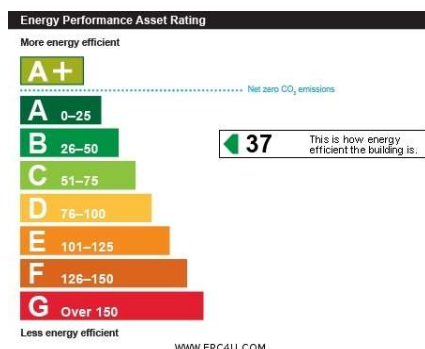
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Parking

Located in the town centre and adjacent to a large public car park, parking is free after the 6pm in most instances

## Other

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



## Contact Details

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Important; we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.