



3 Carolgate, Retford DN22 6BZ

A retail unit in Retford town centre with upper storage

Rent £22,500 + VAT

1,280 Ground Floor sales area
3,210 Sq Ft over all floors

- 3 Storey - Town Centre Location
- 5m Shop frontage to Carolgate
- Pedestrianised retail/shopping Street
- 2 upper floors of offices/storage
- Just off Market Square
- Rent £22,500 pa + VAT
- Will be redecorated

Summary

Size - 3,210 Sq Ft - 5m Frontage

Rent - £22,500

Buildings Insurance - recharged to the tenant

Business Rates - RV £25,750

Legal Fees - Both parties will be responsible for their own fees

VAT - Applicable

EPC - C (75)

Description

A Georgian style brick built terraced property under a pitched pan tile covered roof on the pedestrianised area of the town centre in Retford. With a 5.2m frontage and a 25m depth the shop has ample sales space and 2 floors of offices/storage above.

Location

Situated on the pedestrianised high street just off the main Market square in the centre of Retford.

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.

Accommodation

Ground Floor - 25m x 4.65m (average) open sales floor with a total of 1,280 Sq Ft plus a separated staircase to the rear.

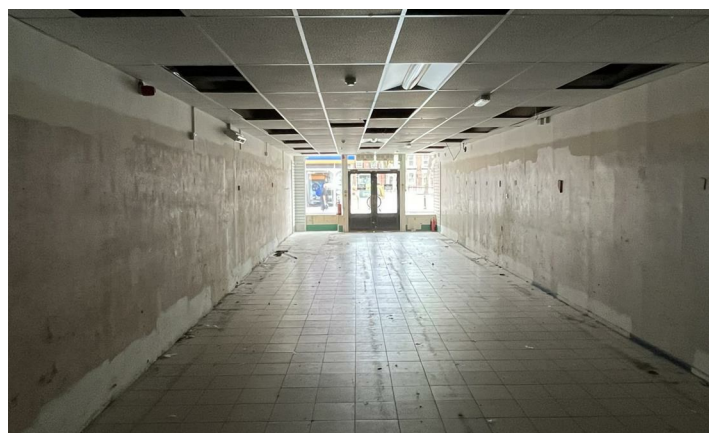
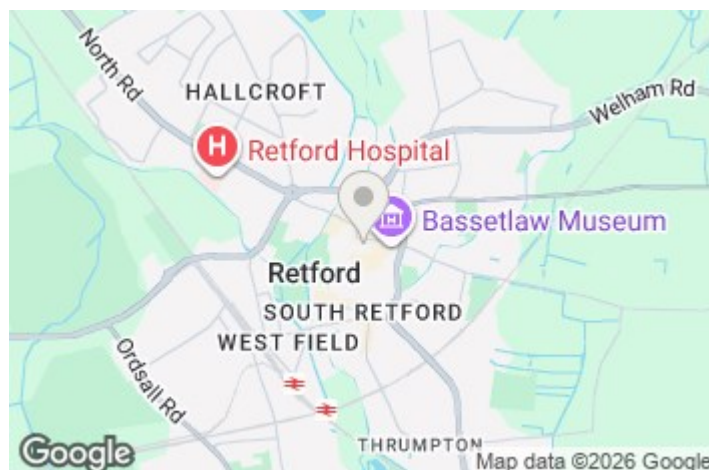
First Floor - Separated into individual rooms for Offices/Staff and Storage plus Kitchen. Non compliant staircase to:

2nd Floor - Separated into individual rooms for storage

The property is currently undergoing dilapidation works and will be presented in good overall condition.

Terms

Offered for long term (min 5 year) lease on FRI terms with 3 yearly reviews and break to be agreed. A 3 month deposit will be required. Rent has been set at £22,500 per annum plus VAT and Landlords Insurance.



Viewing and Further Information

Keith Pepperdine

Email: office@pandfcommercial.com

Tel: 01664 431330

