



21 Exchange Street - Retford DN22 6BL

Retford Town Centre premises

£40,000 per annum + VAT

Bar/Restaurant/Event space

2900 Sq. ft

- 2900 Sq. ft - Bar/Restaurant/Event space
- Available January 2027 or sooner by agreement
- £40,000 per annum Plus VAT
- Retford Town Centre Location
- Courtyard area

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Summary

Tenure - Leasehold
Rent - £40,000 per annum
VAT - Applicable
Building insurance - re-charged to the tenant at cost
Rateable value - £25,750
EPC - B (36)

Description

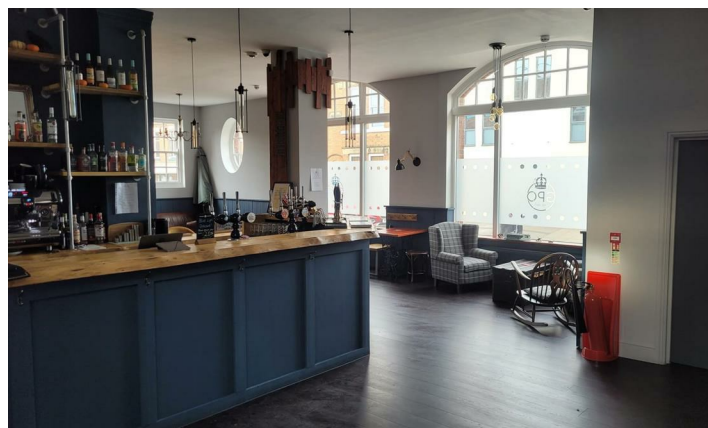
All the accommodation is set out over the ground floor, with open plan public areas, the space measures approximately 2900 sq ft. The accommodation has an L shaped front bar area, benefiting from the large windows to the front elevation, which then leads through into the former sorting office, which has a vaulted ceiling with a substantial roof light. The ancillary areas offer a large galley kitchen with prep rooms and an insulated area.

Location

Bar and Restaurant opportunity is located upon Exchange Street, which links Chancery Lane into Carolgate, the main shopping parade in Retford. The building sits close to public car parks, along Chancery Lane, and has excellent access to Kings park. Retford 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.

Terms

The property is offered on full repairing and insuring lease. The passing rent is £40k per annum plus VAT, new lease terms to be agreed. Nil premium. A 3 month deposit will be required along with references. Tenants will be responsible for all utility payments including business rates, the current rateable value is £25,750.



Viewing and Further Information

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