

PRIME SHOP TO LET

41 CAROLGATE RETFORD

LOCATION

Retford is a prosperous historic market town situated east of the A1 servicing a large agricultural hinterland with a population of some 21,000 persons and a catchment population of 39,000.

The property occupies a prime location close to many multiple retailers including Thorntons, Vodafone, HSBC Bank, Betfred, Card Factory, WH Smith and Wilkinsons. The shop is indicated on the attached plan.

DESCRIPTION

A well configured ground floor shop with first and second floor staff and storage accommodation.

ACCOMMODATION

The unit has the following approximate dimensions and areas:-

Gross Frontage	7.42m	24'4"
Internal Width	7.16m	23'6"
Shop Depth	12.08m	39'7"
GF Sales	69.86 sq.m.	752 sq.ft.
FF Storage/Staff	60.84 sq.m.	655 sq.ft.
SF	24.20 sq.m.	260 sq.ft.

The property benefits from 1 car parking space.

LEASE

The property is available for a term of years to be agreed on an effective full repairing and insuring basis.

RENT

We are seeking offers in the region of £29,000 per annum exclusive.



RATES

From 1st April 2017 the property will be assessed for rating purposes as follows:-

Rateable Value	£23,500
Approx. Rates Payable	£11,280

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E. A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the joint agents:-

Brackenridge Hanson Tate

Tel: 0113 244 9020
Ref: Robin Hanson
Email: robin@bht.uk.com

or

Fisher German

Tel: 01777 719148
Ref: Robert Haigh
Email: robert.haigh@fishergerman.co.uk

SUBJECT TO CONTRACT
Details prepared: 9th April 2015

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