

PRIME SHOP TO LET

37 CAROLGATE RETFORD DN22 6BZ

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 on pedestrianised Carolgate, close to many multiple retailers including M&Co, Superdrug, New Look, Cancer Research, Costa Coffee and Vodafone.

The shop is indicated on the attached plan.

DESCRIPTION

A ground floor shop with first floor storage and staff.

ACCOMMODATION

The unit has the following approximate dimensions and areas:-

Gross Frontage	4.29m	14'1"
Internal Width	3.71	12'2"
GF Sales	34.28 sq.m.	369 sq.ft.
FF Storage/Staff	19.60 sq.m.	211 sq.ft.

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 £13,500 per annum exclusive.



RATES

We understand the property is assessed as follows:-

Rateable Value	£10,750
Rates Payable	£ 5,052 (approx)

No business rates will be payable by sole traders and other qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

Awaited.

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.

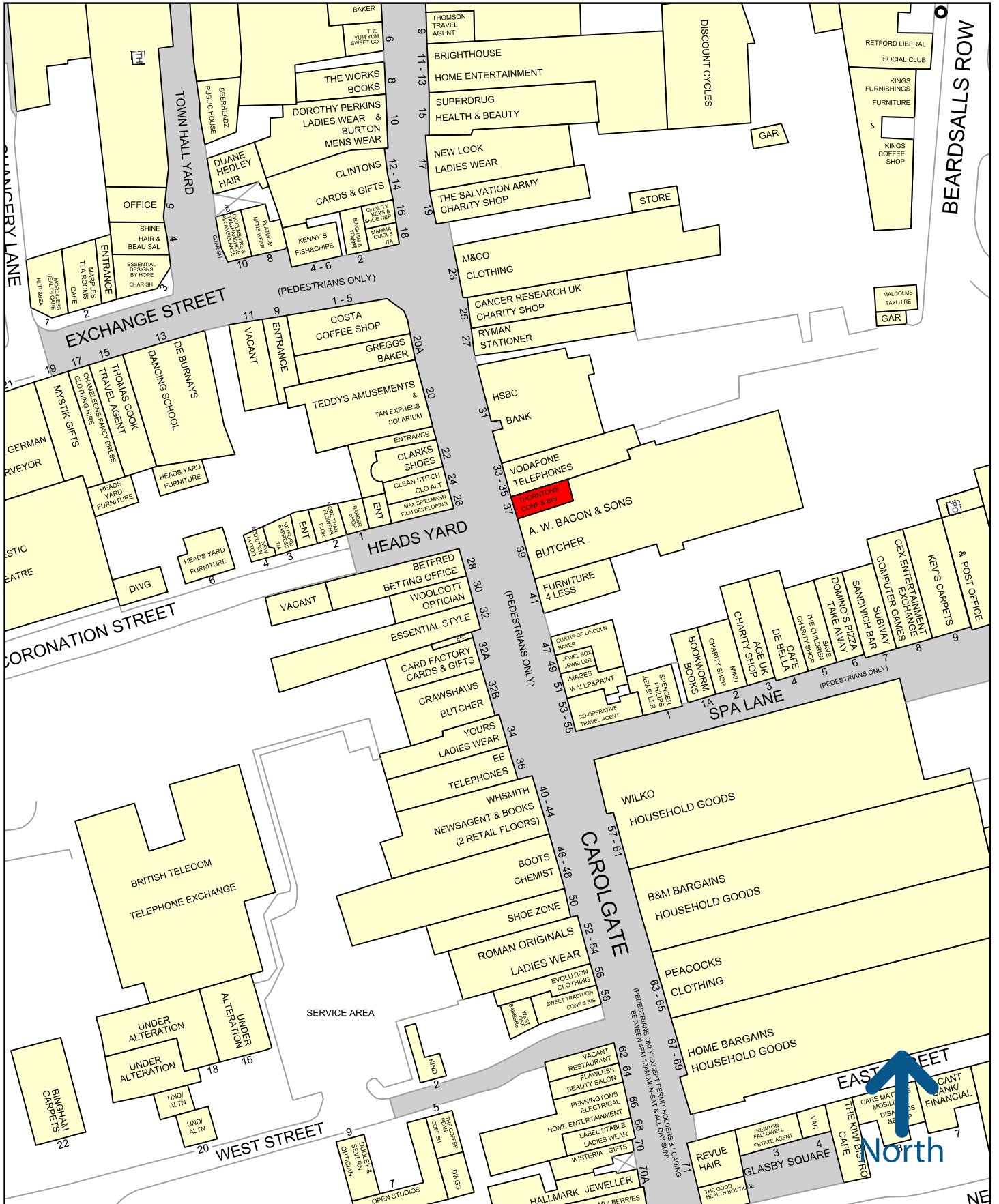
VIEWING

By appointment with the joint agents:-

Brackenridge Hanson Tate

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

SUBJECT TO CONTRACT
Details prepared: 3 July 2017



Experian Goad Plan Created: 07/07/2017
Created By: Brackenridge Hanson Tate

