

TO LET

(subject to obtaining vacant possession)

- 20,433 sq.ft (1,899 sq.m)
- Attractive and busy market town
- Prime location on town's primary retailing area
- Multiple established retailers nearby
- 3 miles from the A1
- 15,441 sq.ft of GF with 4,992 sq.ft FF
- Rear yard providing loading and staff parking



HIGH STREET RETAIL UNIT – 20,433 sq.ft.

57-61 CAROLGATE, RETFORD, DN22 6EB

LOCATION

Retford, situated in the North of Nottingham, is an attractive and busy market town with many Georgian buildings and a renowned French inspired Victorian Town Hall. The town serves a rich agricultural hinterland and lies 31 miles (49.8km) north of Nottingham, 24 (38.6km) east of Sheffield, 23 miles (37km) west of Lincoln and 10 miles (16 km) east of Worksop.

The town has a population of approximately 22,000 persons with a substantial catchment given its isolation from other towns. The A1 is only 3 miles from the town and the A620 trunk road provides efficient east/west travel.

Retford has a busy railway station and lies on the East Coast Mainline between London and Edinburgh. It also lies on the Lincoln line, connecting Lincoln and Sheffield.

SITUATION

The prime retail is concentrated on the pedestrianised Carolgate, which is anchored to the north by Market Square and to the south by larger stores such as the subject property, B&M and Home Bargains. The Market Square hosts a bustling market 3 days per week as well as a monthly farmers market.

The subject property occupies a highly prominent prime location adjacent to B&M and Hays Travel with other established retailers nearby including Boots, Boyes, TG Jones, EE, Vodafone, Cardfactory, HSBC and Domino’s Pizza.

DESCRIPTION

The property comprises a high street retail unit, originally built as a supermarket, of steel frame constructions with brick and blockwork walls and flat roofs.

The unit internally comprises open plan retail accommodation at ground floor with ancillary storage and staff accommodation at first floor. The main customer entrance fronts Carolgate with a secondary entrance located to the rear, accessed off Spa Lane.

Externally the property benefits from a rear yard for loading and staff car parking.

ACCOMMODATION

We understand the property has the following approximate Net Internal Floor Areas:-

Ground Floor	15,441 sq.ft.	1,435 sq.m.
First Floor	4,992 sq.ft.	464 sq.m.
TOTAL NIA	20,433 sq.ft.	1,899 sq.m.



TERMS

The property is available, subject to obtaining vacant possession, on a new full repairing and insuring lease at a rent of **£100,000 per annum exclusive** for a term of years to be negotiated, subject to five yearly rent reviews.

EPC

The property has an Energy Performance Certificate rating of D(81).

A copy of the certificate is available on request.

RATEABLE VALUE

We understand the property has a Rateable Value of £87,500.

Interested parties are advised to make their own enquiries with the relevant rating authority with regard to rates payable.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION



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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion should be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.