

FOR SALE / TO LET

- Attractive and busy market town
- Prime location
- GF - 15,441 sq.ft. / FF – 4,992 sq.ft.
- Total Floor Area – **20,433 sq.ft.**
- Public car park and bus station to rear
- Rent - **£70,000 per annum** (only £3.40 psf)
- Price - **£750,000** (£36.70 psf)
- Suitable for a variety of uses; retail, gym, leisure (subject to obtaining relevant planning consent)
- Sub-division will be considered.



HIGH STREET UNIT – 20,433 sq.ft.

57-61 CAROLGATE, RETFORD, DN22 6EB

LOCATION

Retford is an affluent and thriving market town in north Nottinghamshire, renowned for its attractive Georgian architecture and distinctive French-inspired Victorian Town Hall. Serving a prosperous agricultural hinterland and extensive rural catchment, the town benefits from strong footfall and limited competition from neighbouring centres.

The town is located approximately 31 miles (49.8km) north of Nottingham, 24 miles (38.6km) east of Sheffield, 23 miles (37km) west of Lincoln and 10 miles (16km) east of Worksop. Retford has a population of approximately 22,000, supported by a substantial and loyal surrounding catchment population.

Connectivity is excellent, with the A1(M) just 3 miles away and the A620 providing efficient east-west access. Retford Railway Station lies on the East Coast Main Line between London and Edinburgh, alongside direct services to Lincoln and Sheffield, further enhancing the town's accessibility and appeal to retailers and businesses.

SITUATION

Retford's prime retail provision is focused around the pedestrianised Carolgate, anchored by the busy Market Square to the north and major national retailers to the south, including the subject property, B&M and Home Bargains. The Market Square hosts a well-established market three days per week, alongside a popular monthly farmers' market, generating consistent footfall within the town centre.

The subject property occupies a highly prominent position at the corner of Carolgate and Spa Lane, adjacent to B&M and opposite Boots, with other retailers in close proximity including EE, Card Factory and Shoe Zone.

Spa Lane forms a popular secondary retail pitch with retailers including Iceland, One Stop, The Post Office, Subway, Dominos Pizza and Age UK.

To the rear of the subject premises is the town's principal car parks together with the Retford Bus Station.



DESCRIPTION

The property was originally developed as a supermarket and is constructed with a steel frame beneath a flat roof with brick and blockwork elevations.

Internally, the accommodation provides predominantly open ground floor retail space with ancillary storage at first floor level.

Externally, the property benefits from a secure rear service yard providing loading access and dedicated staff 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 offered:-

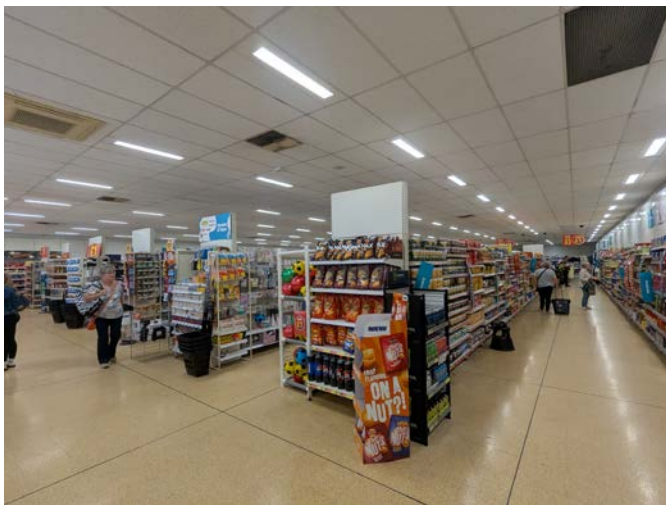
FOR SALE - £750,000 subject to contract and exclusive of VAT, equating to £36.70 psf

TO LET – on a new full repairing and insuring lease at a rent of **£70,000 per annum exclusive (£3.40 psf)** for a term of years to be negotiated, subject to five yearly rent reviews.

ALTERNATIVE USES

Whilst the property has been used for retail, we consider that, subject to appropriate planning consents, the property would be suitable for a gym, nursery/children's activity centre, leisure purposes.

To the rear, the service area could accommodate 30 parking spaces as per the schematic plan attached, to support alternative uses.



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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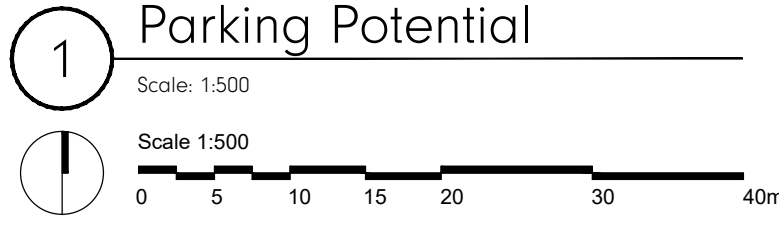
Misrepresentation Act

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NOTES

Drawing based on survey information provided by third party measured surveys. Any discrepancies to be reported to the architectural designer.



FOR COMMENT

Rear 57-61 Carolgate,
Retford

Pickard Properties

RJW DESIGN STUDIO

Scale 1:500@A3
Indicative parking layout

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Drawing No.

