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Unit 5 Bridgegate Centre, Retford, DN22 6AJ

£450 pcm To Let

Modern small shop unit

- Located on the popular Bridgegate Centre
- Sports Direct and car park to rear
- Open plan retail area plus WC
- EPC band C

30.84 sq m (332 sq ft)

Location

The property is located on the main parade of shops forming the Bridgegate Centre in the market town of Retford. The shopping parade has a number of retail outlets along with a restaurant. Retford has markets on Thursdays, Fridays and Saturdays as well as monthly farmers' markets. The nearby car park adjacent to Sports Direct is pay and display.

Retford is a vibrant and attractive market town with an immediate population of approx. 22,000 and a 10 mile radius population of 216,700 (Source EGi Town Report).

Description

A ground floor retail unit providing clear retail space with a large window frontage onto the pedestrian area. To the rear is a WC with wash hand basin. The unit benefits from security shutters to the front door and display window (these have not been tested by us).

Accommodation

The unit extends to approx. 30.8 sq m (332 sq ft) measured on a gross internal basis.

Business Rates

The shop is assessed to rateable value £3,000 giving a rates payable of £1,398 for 2017/18 ignoring any phasing provisions. However, qualifying small businesses should receive 100% relief in the current year 2014/15. Occupiers should check this information with Bassetlaw District Council.

Planning

Retail under Class A1. Including shops, hairdressers, sandwich bars, dry cleaners and others.

Tenure

To let on a new lease for a minimum of 12 months at a rent of £450 + VAT per calendar month. The landlords will require a rent bond/deposit of 1 months rent.

VAT

VAT is charged on rent at the prevailing rate.

Legal Costs

Each party to pay their own costs if applicable.

EPC Rating

EPC band C.

Viewing & Further Information

Brown & Co

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Brochure prepared in July 2017



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