01777 709112 | pdwhite@brown-co.com

# 14 The Square, Retford, DN22 6DB

## £70,000 pax To Let

Prominent retail unit

- Ground floor retail with first floor storage etc.
- Located on the busy market square
- Full retail frontage approx. 14.77m (48'6")
- EPC band C

## 1,082.56 sq m (11,653 sq ft)

## Location
The property is prominently located on the market square which, along with Carolgate, forms the main retail area in the town.

Retford is an affluent, vibrant and attractive market town in North Nottinghamshire and has a 20 minute contour "shopper population" of approx. 28,500 and population of over 290,000 (Source EGi Town Report).

## Description
The property provides open plan retail space at ground floor level with first floor storage, offices and staff areas.

## Accommodation
The following are approx. areas:

| | | |
|---|---|---|
| Ground floor | 556.23 sq m | (5,987 sq ft) |
| First floor | 506.27 sq m | (5,450 sq ft) |
| Basement (plant) | 20.06 sq m | (216 sq ft) |

## Services
All mains services. Note, these have not been tested and any prospective tenant should undertake their own checks.

## Business Rates
The property is assessed to rateable value £69,000 in the 2017 list giving a rates payable, ignoring any phasing provisions, of £33,051 for 2017/18.

## Planning
A1 retail.

## Tenure
To let on a new lease on terms to be agreed at a commencing rent of £70,000 per annum.

## VAT
VAT may be charged on the rent.

## Legal Costs
Each party to pay their own.

## EPC Rating
Band C.

## Viewing & Further Information
Brown & Co
29 -33 Grove Street
RETFORD
DN22 6JP
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Ground floor

First floor storage

Brochure prepared in August 2017

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