



21 Bridgegate, Retford, Nottinghamshire, DN22 6AQ

900 Sq Ft Open plan retail unit

Retford town Centre location

Dual Aspect

Kitchenette area and w/c

Store/meeting room

Location

Situated off the main Market square in the centre of Retford, which itself is a bustling north Nottinghamshire market town which still retains its markets on Thursday, Friday and Saturdays with a monthly farmers market. The town is a central point for many of the surrounding towns and villages and as such the town has attracted and maintained a good number of national occupiers and retailers. Retford is well placed for taking advantage of the surrounding centres of Sheffield, Doncaster, Lincoln, Worksop and Nottingham.

The A1 is within approximately 5 minutes driving distance and the M18 and M6.

Property Description

Occupying the ground floor of a recently converted building with the upper floors having residential apartments for HMO/AST/Air B&B uses. The property is of brick construction and has good natural light, benefitting from a public car park adjacent.

Accommodation

Open plan ground floor space with shop frontage to Bridgegate. Rear store/meeting room. W/c's and Kitchenette area (to be fitted). The shop has been delivered to a finished state with whitewashed walls, the space requires floor coverings and a Kitchenette (subject to negotiations, the landlord may fit the kitchenette).

Services

We are advised that all mains' services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

Terms

The property is offered on full repairing and insuring lease, for a term to be agreed, minimum 5 years with incentives. Rental £12,000 plus VAT and landlords' insurance.

Rates

Following the refurbishment of the whole building, the ground floor shop unit will need re rating. We would anticipate that the new Rateable Value will be below the £12,000 rates threshold and should qualify for rate relief, subject to the status of the tenant occupier. However prospective tenants should make their own enquiries in this regard.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

Located in the town centre and adjacent to a large public car park, parking is free after the 6pm in most instances.

Other

P & F Commercial is the trading name of F & P Partners Ltd and was formerly known as Moores Commercial. All emails sent to Moores Commercial will be forwarded to P & F Commercial and all data held by F & P Partners Ltd. will remain unchanged by the rebrand.



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