



74 Bridgegate Retford, DN22 7UZ

Modern ground floor offices of **855 sq ft** suitable for a variety of uses

- Offices, salon, clinic, healthcare etc.
- Very prominent location
- Divided internally into a number of rooms
- Kitchen and WC

£10,000 pa TO LET

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BROWN & CO

Property and Business Consultants

LOCATION

The property is located on Bridgegate in Retford just off the Hallcroft roundabout. Bridgegate is one of the main routes into/through the town centre. The town centre is within a few minutes walk.

Retford is a vibrant and attractive market town with an immediate population of approx. 24,000 and a 10 mile radius population of 216,700 (Source EGI Town Report).

DESCRIPTION

The accommodation is the ground floor of a modern brick built office building. The first floor is let separately.

The space is subdivided into 4 office areas one being relatively large and used, previously, for training. There is a kitchen area and single WC.

To the rear are patio style doors leading to the car park/outside area. There is designated parking for 3 cars with the additional spaces being allocated to the first floor tenant.

ACCOMMODATION

Total approx. net internal area:
79.47 sqm (855 sq ft)

SERVICES

Not tested by the agents.

BUSINESS RATES

The property is assessed to rateable value £4,350 meaning any qualifying small business will be able to claim 100% Small Business Rates Relief.

Please check this information with Bassetlaw District Council tel. 01909 533533.

PLANNING

Previously used as for wellbeing treatments under Class E allowing other uses including offices.

TENURE

To let on a new lease for a term of years to be agreed at a rent of £10,000 per annum.

There is an additional service charge cost for cleaning etc. of the common parts and maintenance.
Note, the landlord pays the utility costs and recharges tenants accordingly.

VAT

VAT may be chargeable on the stated rent.

LEGAL COSTS

Each party to pay their own.

EPC

Band TBC

VIEWING & FURTHER INFORMATION

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