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Bolham Lane, Retford, DN22 6SU

To Let *£50,000 pax

A complex of commercial space – offices, Nissen hut, compound & parking

- To let as a whole or split between buildings
- Main offices fitted with air con
- Secure fenced & gated site
- Parking

Built space from 1,284 sq ft to 7,764 sq ft

Location

The estate is located on the former Council depot off Bolham lane just to the north side of Retford.

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

This complex of buildings was previously occupied by Kier and consists of the main brick-built offices (part single storey and part two storey) along with a Nissen hut storage unit, prefab Portacabin style offices, a storage compound area and car parking.

The main offices are well fitted with air conditioning, power, networking, WCs and kitchen/staff areas.

The Nissen hut provides basic storage space with the adjacent Portacabin style building providing additional offices with WCs and a shower.

The estate is fenced and gated with security cameras for added security.

Accommodation

The complex consists of the following buildings:

Unit 10 (Nissen hut store)	1,773 sq ft
Unit 11 Portacabin style office	1,284 sq ft
Unit 12 two storey offices	1,872 sq ft
Unit 13 single storey offices	2,835 sq ft

Additional compound storage area and car parking.

The above are approximate gross internal floor areas.

Services

Not tested by the agents.

Business Rates

The complex appears to have a single assessment of rateable value £31,250 giving a full rates payable for 2024/25 of £15,593.75. If the complex is split up there will be a re-assessment accordingly.

Prospective tenants must check this information with the rates department at Bassetlaw District Council tel 01909 533533.

Tenure

To let either as a single complex on a term of years to be agreed or split into the various parts with the following rents:

Unit 10	£7,000 pa
Unit 11	£6,500 pa
Unit 12	£18,720 pa
Unit 13	£24,100 pa
Compound	£4,000 pa

*£50,000 pa if let as a whole.

There is an estate service charge provision charged by the landlord covering the maintenance etc. of the common areas. The landlord insures the buildings and charges back tenants accordingly. Further details upon request.

A rent bond/deposit may be required.

VAT

VAT is charged on the above rents.

Legal Costs/Deposit

The incoming tenant is liable for the landlord's reasonable legal costs. For tenants not wishing to use a solicitor the landlord prepares and issues direct the lease with a charge to tenants of £450 + VAT which is taken upfront as a non-refundable deposit.

EPC Rating

There are a number of assessments – details on request.

Viewing & Further Information

Brown & Co

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RETFORD

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