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10 Moorgate, Retford, DN22 6RH

£7,500 pa TO LET

Prominent 3 storey office/retail building

- Prominent frontage onto Moorgate opposite Home Bargains
- Flexibility for different uses
- Subdivided into a number of rooms along with Kitchen and WCs
- EPC band E

118.53 sq m (1,275 sq ft)

Location

The property enjoys a prominent position at the traffic light junction of Moorgate and Arlington Way. This is a busy location benefiting from a high level of passing vehicular and pedestrian traffic.

Retford is a vibrant and attractive market town with an immediate population of circa 22,000 people. The town offers excellent communication links by road, rail and air.

Description

The property is a 3 storey building. The ground floor has a main access door to the front with an additional side door also leading directly to the stairs and is divided into 3 main rooms. There is a largely glazed frontage. Rear kitchen and WC. The first floor provides 2 main rooms along with a WC. The top floor again provides 2 rooms. Gas fired heating system to radiators.

Note: The property would benefit from some internal repair and redecoration particularly to the upper floors which were not used by the previous tenant.

Accommodation

The following are approximate net internal areas:

Ground floor	48.37 sq m (520 sq ft)
First floor	38.22 sq m (411 sq ft)
Second floor	31.94 sq m (344 sq ft)
Total	118.53 sq m (1,275 sq ft)

Services

All mains services are believed to be present but have not been tested by us and any potential tenant should undertake any necessary tests.

Business Rates

The property is assessed to rateable value £5,000 giving a full rates of £2,495. Qualifying small businesses will be able to claim 100% small business rates relief. Tenants should check this information with Bassetlaw District Council tel. 01909 533533.

Planning

The property was previously used as an estate agents allowing uses under Class E – retail, offices, food & drink etc.

Tenure

The property is to let on new lease for a minimum period of 3 years at a commencing rent of £7,500 pa.

VAT

We understand there is no VAT chargeable on the rent.

Legal Costs

The incoming tenant will be liable for the landlord's reasonable legal costs in granting a lease along with their own.

EPC Rating

Band E.

Viewing & Further Information

Brown & Co

3 Grove Street

RETFORD

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Brochure prepared in August 2023



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