



## 22a Chapelgate Retford, DN22 6PJ

Attractive period two storey office building

**£750 pcm TO LET**

Brown & Co  
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**BROWN & CO**

Property and Business Consultants

## LOCATION

The property is located on Chapelgate in the centre of Retford and opposite St Swithun's church and just along from the famous cannon captured at the end of the Crimean War.

The property is located to the rear of 22-24 Chapelgate assessed through a carriageway style entrance or from the Chapelgate car park.

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

An attractive two storey brick built building with a pan tiled roof. At ground floor is an open plan office and kitchen. To the first floor are two office rooms plus bathroom/WC.

The building is double glazed. There is no central heating. There is no parking with the property although a permit may be available from the adjacent owner.

The building is located within the town's Conservation Area.

## ACCOMMODATION

Approx areas:

Ground floor	31.64 sq m
First floor	27,92 sq m
Total	59,56 sq m (641 sq ft)

## SERVICES

Not tested by the agents.

## BUSINESS RATES

The property is assessed to rateable value £3,750 giving a rates payable of £1,871.25 for 2025/26. The rateable value rises from 1<sup>st</sup> April 2026 to £4,300.

Qualifying small businesses will be able to get 100% Small Business Rates Relief.

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

## PLANNING

Previously offices under Class E.

## TENURE

To let on a new lease for a term of years to be agreed at a rent of £9,000 pa (£750 pcm).

## VAT

We understand VAT is not chargeable.

## LEGAL COSTS

Each part to pay their own.

## EPC

TBC

## VIEWING & FURTHER INFORMATION

Brown & Co  
29-33 Grove Street  
RETFORD  
DN22 6JP  
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January 2026

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