



58 Carolgate Retford, DN22 6DY

Prime small ground floor retail unit 373 sq ft

£10,200 pa TO LET

Brown & Co
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BROWN & CO

Property and Business Consultants

LOCATION

The property is located on Carolgate which is Retford's main retail street and a pedestrianised area.

Nearby occupiers include Ryman's, Boots, Costa and Greggs.

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

A small ground floor retail unit with full frontage onto Carolgate with an additional side door onto West Street. The shop front and side door both benefit from security shutters.

Front open plan retail area with rear storeroom which could readily be added to the retail area if required by removal of the stud wall. Rear kitchenette and WC.

The first floor is let out separately as a flat with its own access etc. and is not part of this letting.

ACCOMMODATION

Approx 373 sq ft (34.65 sq m).

SERVICES

Not tested by the agents.

BUSINESS RATES

The property is assessed to rateable value £9,200 giving a rates payable of £3,514.40 for 2026/27 using the small business RHL multiplier.

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

Class E retail and other uses as appropriate.

TENURE & TERMS

To let on a new lease for a term to be agreed – expectation of a minimum of 3 years. Rent £850 pcm (£10,200 pax).

Note: The landlord reserves the right to choose the type of use they wish to see taking the property.

VAT

We are informed that there is no VAT chargeable on the rent.

LEGAL COSTS

Each party to pay their own.

EPC

Band C.

VIEWING & FURTHER INFORMATION

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