



## 19 Churchgate Retford, DN22 6PA

Attractive 3 storey office building extending to approx. 3,906 sq ft

**FOR SALE £275,000**

Brown & Co  
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**BROWN & CO**

Property and Business Consultants

## LOCATION

The property is located on Churchgate in the centre of Retford to the front of the library and opposite St Swithun's church.

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 property is a 3 storey building dating back to the 18<sup>th</sup> Century with a more modern extension to the front.

The space is divided into a number of offices and ancillary areas. More particularly the ground floor provides a reception area with a waiting room, interview room, back office, store room, secure storage area and 3 additional offices. The first floor provides 6 offices and a kitchen. The top floor has 3 large offices albeit with limited headroom at perimeters. WCs are on the ground and first floors. The building has gas central heating.

To the side there is 1 car park space.

The property is grade II listed and in the town's Conservation Area.

## ACCOMMODATION

Approx net internal areas:

Ground floor	1,649 sq ft
First floor	1,381 sq ft
Second floor	876 sq ft
Total	3,906 sq ft

## SERVICES

Not tested by the agents.

## BUSINESS RATES

The property is assessed to rateable value £19,000 giving a rates payable of £9,481 for 2025/26. The rateable value rises to £21,000 from 1<sup>st</sup> April 2026.

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

## PLANNING

Previously used as offices under Class E.

## TENURE

For sale freehold at a guide price of £275,000.

## VAT

Vat may be chargeable.

## LEGAL COSTS

Each party to pay their own.

## EPC

Band D.

## VIEWING & FURTHER INFORMATION

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Details Jan 2026

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