

01777 709112 | pdwhite@brown-co.com



Unit 2 Welbeck Court, Hallcroft Road, Retford, DN22 7SS

£8,000 pa To Let

Modern warehouse/industrial/trade showroom unit

- Prominent located estate fronting Hallcroft Road
- Secure fenced and gated estate
- Nearby occupiers include Howdens, Toolstation and Screwfix
- EPC band E

74.04 sq m (797 sq ft)

Location

Welbeck Court prominently fronts onto the Hallcroft Road in Retford. Hallcroft is an established industrial area to the north west side of Retford off The Great North Road (A638).

Description

A modern industrial/warehouse building of brick elevations with external parking for 2 cars and loading door.

The unit has a mezzanine storage floor over part of the floor area. There is a new WC and kitchenette area. LED lights are installed.

Accommodation

Total gross internal area:
74.04 sq m (797 sq ft)

Business Rates

Qualifying small business may benefit from Small Business Rates Relief. Please check all this information with Bassetlaw District Council tel: 01909 533533.

Planning

Previously used for part showroom/trade sales and storage and now falling under class E allowing a range of commercial uses.

Tenure

To let on the Landlord's standard lease for a term of 7 years with rent reviews at the end of the 3rd and 5th years at the rent of £8,000 pa + VAT.

VAT

VAT is chargeable on the quoted rent.

Legal Costs

The incoming tenant is liable for the landlord's reasonable legal costs. The Landlord prepares and issues direct the lease with a charge to tenants of £450 + VAT with this charge payable upfront.

EPC Rating

Band E

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

pdwhite@brown-co.com

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