



Unit 20 West Carr Road Ind Estate Retford, DN22 7GY

Fully refurbished single-storey office/industrial/storage unit of approx. 2,140 sq ft

- Parking
- Kitchen and WCs
- Largely open plan
- Storage areas

£22,000 pa

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BROWN & CO

Property and Business Consultants

LOCATION

The West Carr Business Park is part of the established West Carr Road industrial estate on the west side of Retford.

Retford is a vibrant and attractive market town with an immediate population of approx. 22,000 and a 10 mile radius population of 216,700 (Source EGI Town Report).

DESCRIPTION

A fully internally refurbished single-storey office/business unit. Internally there is a large open plan office area with additional private rooms, storage, kitchen/staff area and WCs.

The unit benefits from central heating, power distribution and allocated car parking with additional parking if required.

ACCOMMODATION

Approx gross internal floor area 2,140 sq ft.

SERVICES

Not tested by the agents.

BUSINESS RATES

The property is assessed to rateable value £9,700 giving a rates payable of £4,840 for 2025/26.

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

Qualifying retail, leisure and hospitality users are entitled to 40% discount for the year commencing April 202.

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

PLANNING

Previously offices and industrial. Prospective tenants must check the current planning position with Bassetlaw District Council tel: 01909 533533.

TENURE

To let on a new lease for a term of 7 years at a rent of £22,000 pa exclusive with rent reviews at the end of the 3rd and 5th years of the term.

VAT

VAT is charged on the rent etc.

LEGAL COSTS

The incoming tenant is liable for the landlord's reasonable legal costs. For tenants not wishing to use a solicitor the landlord prepares and issues direct the lease with a charge to tenants of £450 + VAT which is taken upfront as a non-refundable deposit.

EPC

Band E.

VIEWING & FURTHER INFORMATION

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