



THE OLDE SADDLERY, LONDON RD RETFORD

Well presented, freehold, ground floor Georgian Business Premises with attractive façade, flexible and bright retail space of character. Main retail area approx. 634sqft (58.9m²), storage 164sqft (15.2m²). Suitable for a variety of uses, including residential apartment, subject to all statutory consents. Prominent location benefiting from off road parking.

£125,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

GROUND FLOOR RETAIL UNIT, THE OLDE SADDLERY, LONDON ROAD, RETFORD, DN22 7JG

LOCATION

The property enjoys frontage to London Road in a prominent position on the town's main southern approach. The property is therefore highly visible and readily accessible.

Retford is a vibrant and attractive market town with an immediate population of circa 22,000 people. The town offers a full range of amenities with a number of national multiples represented.

This property lies within the Retford South Conservation Area and is particularly well placed for the areas excellent communication links by road with the A1 lying to the west from which the wider motorway network is available, rail with a mainline railway station on the London to Edinburgh Intercity Link and air having Nottingham East Midlands international airport within comfortable reach.

DESCRIPTION

A ground floor retail unit with internal storage, wc facility and benefiting from off road parking provision.

The property forms the ground floor of a well known and elegant building on the town's southern approach which is Grade II Listed.

The elegant features of the exterior are reflected internally with a number of covings and mouldings. Substantial bays and other fenestration create a bright internal atmosphere.

The property is suitable for various commercial uses, subject to planning; alternatively, there is potential to create a 1-2 bedroom apartment subject to renewal of the lapsed residential planning permission.

Whilst suitable for owner occupation, The Olde Saddlery also delivers a healthy investment opportunity, with potential gross income in the region of £8,000 pa, representing a Gross Initial Yield of c.6.4% (without allowance for purchase costs and taxes).

The specification includes electric heating with gas is a possibility subject to connection.

DIRECTIONS

Leaving Retford southbound on the A638 proceed ahead at the Whitehouses mini roundabout and the property will be located on your right hand side just after the roundabout.

FLOOR AREAS

Main retail area approx. 634sqft (58.9m²)

Storage 164sqft (15.2m²)

WC

PLANNING

The property was last in use as a photography studio, prior to that a retail and interior design, having previously been retail saddlery and equestrian accessories for many years. Planning in the past has been granted for change of use to a residential apartment.

We consider the property suitable for a number of uses subject to all necessary consents and approvals. Interested parties are requested to make all enquiries relating to planning directly to the Local Planning Authority.

LOCAL PLANNING AUTHORITY

Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, S80 2AH. Telephone 01909 533533.

RATING

The unit is assessed to a rateable value of £5,100 giving a full rates liability of £2,545. Small Business Rates Relief may be available and interested parties should check this information with Bassetlaw District Council Rates Department.

TENURE and POSSESSION

The property is freehold and vacant possession will be given on completion. The owner owns the Freehold to the above property.

VIEWINGS

Strictly by appointment only, please contact the agents on 01777 709112.

FURTHER INFORMATION

Please contact Jeremy M Baguley at the agents Retford office on 01777 709112.

HOURS OF BUSINESS

Monday to Friday 9am to 5.30pm.
Saturday 9am to 1pm.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.