



21 Bridgegate Retford, DN22 6AQ

# Dual aspect retail unit in the centre of Retford

**900 sq ft** (83.61 sq m)

- Rent set at £750 + VAT per month
- 900 Sq ft Retail unit in a prominent position in the town centre
- Available immediately
- Dual Aspect windows
- Adjacent to large car park

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**To Let** 

# 21 Bridgegate, Retford, DN22 6AQ

#### Summary

Available Size	900 sq ft			
Rent	£750 per month			
Business Rates	Will need to be re-rated once complete. Expected to be below the £12,000 threshold for small business rate relief.			
Service Charge	Not applicable except Building Insurance			
Car Parking	There is no parking with the Unit			
VAT	Applicable			
Legal Fees	Each party to bear their own costs			
EPC Rating	D (94)			

#### Description

Occupying the ground floor of a recently converted building with the upper floors having residential apartments. The property is of brick construction and has good natural light and benefits from a public car park adjacent.

Open plan ground floor space with shop frontage to Bridgegate. Rear store/meeting room. W/c's and Kitchenette area (to be fitted). The shop has been delivered to a finished state with white washed walls, the space requires floor coverings and a Kitchenette (subject to negotiations, the landlord may fit the kitchenette).

### Location

Situated off the main Market square in the centre of Retford

#### Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - Ground floor shop	900	83.61	£750 per month	Available
Total	900	83.61		

#### SERVICES

We are advised that all mains services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

#### TERMS

The property is offered on full repairing and insuring lease, for a term to be agreed, minimum 5 years with incentives. Rental £750 per month plus VAT and landlords' insurance. A deposit equal to 3 months rent will be required. Rent is paid quarterly in advance. The landlord will insure the building with the tenant reimbursing part of the premium to reflect the space occupied.

#### VIEWING

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com







## Viewing & Further Information



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