



## 23 The Square

Retford, DN22 6DQ

### Retail unit TO LET - Retford Town Centre

Rent **£12,000 pa + VAT**

**514 sq ft**  
(47.75 sq m)

- Kitchen and welfare facilities provided
- Available immediately
- All uses considered STTP
- Town Centre location

# 23 The Square, Retford, DN22 6DQ

## Summary

<b>Available Size</b>	514 sq ft
<b>Rent</b>	£12,000.00 per annum
<b>Rateable Value</b>	£9,600
<b>Car Parking</b>	Located in the town centre and adjacent to a large public car park, parking is free after the 6pm in most instances.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Situated on the ground floor of a converted mixed-use commercial and residential development, this unit features an open-plan trading area, changing rooms, kitchen and welfare facilities all while being located in Retford's main market square and is an ideal space for a retail premises.

## Location

Situated in the main Market square in the centre of Retford, which itself is a bustling north Nottinghamshire market town which still retains its markets on Thursday, Friday and Saturdays with a monthly farmers market. The town is a central point for many of the surrounding towns and villages and as such the town has attracted and maintained a good number of national occupiers and retailers. Retford is well placed for taking advantage of the surrounding centres of Sheffield, Doncaster, Lincoln, Worksop and Nottingham. The A1 is within approximately 5 minutes driving distance and the M18 and M6.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	514	47.75	Available
<b>Total</b>	<b>514</b>	<b>47.75</b>	

## Viewings

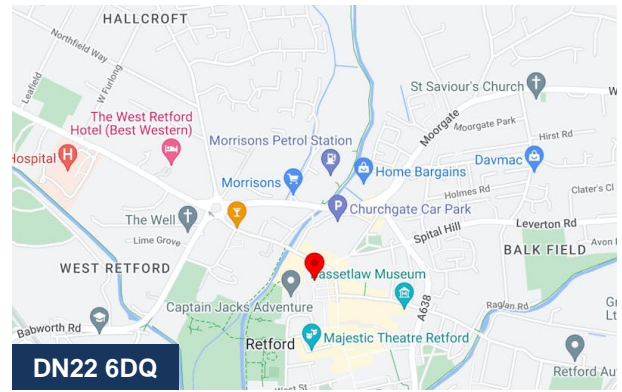
Viewing by appointment with the Agent P&F Commercial on 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

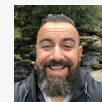
Offered for let on a new fully repairing and insuring lease with terms to be agreed - The rent for year 1 is £12,000 plus VAT. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

## Services

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

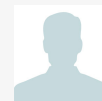


## Viewing & Further Information



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