



ROB ALSTON
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**PRIME SHOP
TO LET**



RETFORD

8, CAROLGATE, DN22 6BU.

LOCATION

Retford is an attractive market town that is located just off the A1 and is approximately 20 miles North of Newark, 23 miles West of Lincoln and has a resident population of approximately 21,000.

DESCRIPTION

The property comprises a ground floor shop unit with first floor storage/staff facilities and is situated in a prime pedestrianised trading location on Carolgate. Multiple retailers located nearby include **Savers, Edinburgh Woollen Mill, Holland & Barrett, Superdrug, New Look, Costa, Greggs** etc.

ACCOMMODATION

Internal Width	27ft 10 ins	8.23 m
Shop Depth	55ft 5 ins	16.9m
Sales Area	1,542 sq ft	143.3 sq m
Rear Store	107 sq ft	9.94 sq m
First Floor Storage/Staff	1,447 sq ft	134.5 sq m

RENT

Offers are invited in the region of **£30,000 per annum** exclusive of rates and VAT .

LEASE

The property is available by way of a new 10 year full repairing and insuring lease subject to a 5 year upwards only rent review.

RATES

Rateable Value (2023)	£33,750
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25.	

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446).

EPC

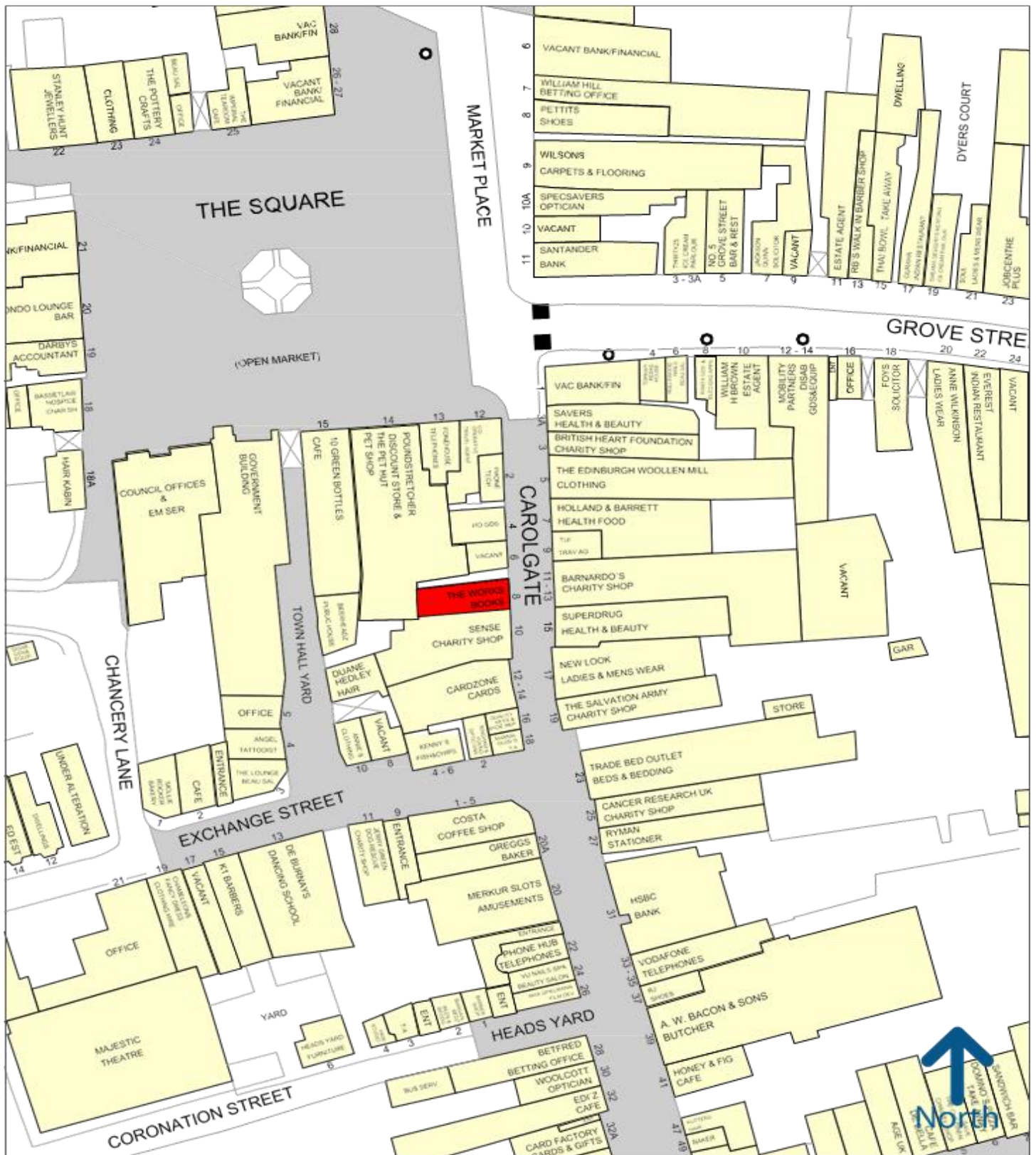
This property has an EPC rating of 70.

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