

HIGHLY PROMINENT RETAIL UNIT TO LET

Retford – Bridgegate Centre, DN22 6AE

7-8 Conduit Street, London,
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Retail property expertise

- **Highly prominent location in a historic market town**
- **Potential to extend by 5,000 sq ft, subject to planning**
- **May consider freehold sale**

ACCOMMODATION

The premises provide the following approximate gross internal floor areas:

Ground Floor Area: 11,007 sq ft 1,022 sq m

RENT

Quoting rent of £95,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

EPC

An EPC can be made available upon request.

COSTS

Each party is to be responsible for their own costs incurred in the transaction.

RATES

Rateable Value (17/18) £110,000

Interested parties should verify this with Bassetlaw District Council (01909 533533).

TIMING

Subject to vacant possession in April 2018.

LOCATION

The property is located in the historic market town of Retford in Nottinghamshire. The town is situated 23 miles west of Lincoln and 31 miles north of Nottingham.

The subject property is situated off Bridgegate Street adjacent to My Gym. It benefits from a 77 space car park, which provides a link into The Square in the town centre.

Other multiple national retailers in the immediate vicinity include **Natwest**, **Specsavers**, **Yorkshire Bank** and **Edinburgh Woollen Mill**.

TERMS

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.



FURTHER INFORMATION

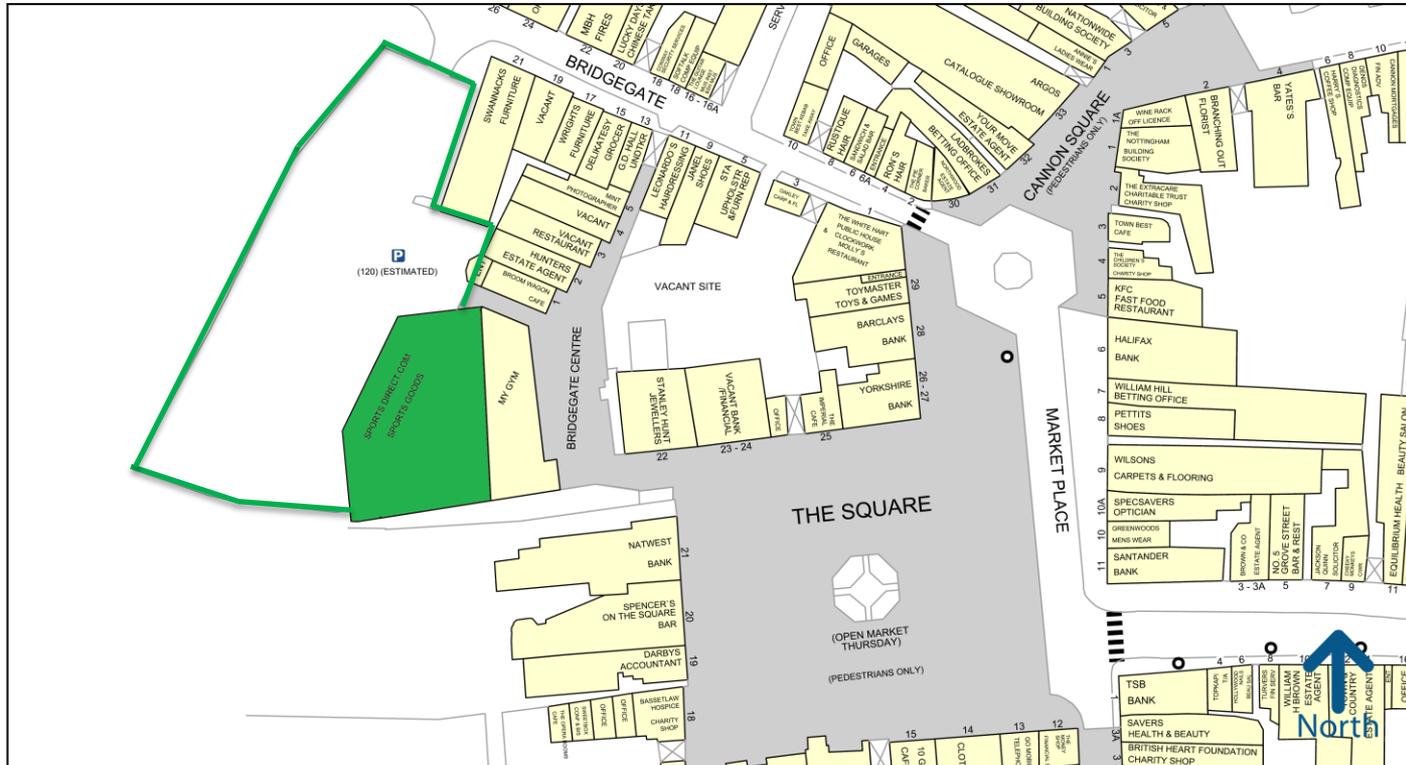
Please contact:-

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SUBJECT TO CONTRACT & VACANT POSSESSION



Retford



50 metres

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