



72 - 74 Carolgate, Retford,
Nottinghamshire, DN22 6EF

For Sale – 72 - 74 Carolgate, Retford, Nottinghamshire, DN22 6EF



72 & 74 Carolgate



A well located and substantial building, previously utilised as a beauticians, with ancillary cafe and bar, which are now suitable for a number of different uses subject to any necessary planning permissions.

Summary:

- Prominently positioned building
- Suitable for a number of different uses (STPP)
- Configured to provide numerous treatment rooms with a training room and cafe facilities
- Presented to a good standard
- Potential to split
- Total net internal area 291.10 sq m (3,133 sq ft)
- Development potential (STP) may suit medical/veterinary practice uses



Key features



Substantial retail premises



Accommodation offers a large degree of flexibility



Net Internal Area - 291.10 sq m (3,133 sq ft)



EPC rating - TBC



Rateable Value - £16,250



For Sale



Guide Price - Offers in excess of £350,000



Well located retail property

Location

The property is located upon Carolgate on the main pedestrianised retail parade of the town. The location is further enhanced by the proximity of New Street, providing the building with a degree of visibility, via passing vehicles. Immediate surrounding uses are typically a mix of independent operators, which include better quality boutique style retail outlets. This part of Carolgate has also been significantly enhanced by the building of the Aldi store some years ago, which has improved footfall and exposure. The building also benefits from being within close proximity to a public car park.

Retford 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 M62 networks also within easy reach.

Description

The property would have originally comprised two retail units, but has undergone significant investment by the current owners to create a substantial beauty and health spa, which has been further adapted over recent years to incorporate a cafe/coffee shop.

The accommodation is principally offered in a cellular format with the retailing and cafe areas towards the front of the building, with treatment areas and rooms to the rear. To the first floor are further treatment rooms with attractive waiting area with decked outside space. Part of the first floor is also utilised as a training facility, this area having its own staff showers and WC, as well as the training room. The second floor is again principally offered with treatment rooms.

Many of the rooms have water and drainage already connected with a number of treatment rooms, also having showers installed. The building in its current configuration would suit the continuation of the beauty and spa uses, but may also suit medical or veterinary type operators. Due to the configuration of the building, there is also a possibility that the accommodation could be reconfigured in a number of different formats, and may be suitable for alternative uses subject to planning.

Accommodation

Ground Floor	130.08 sq m	1,400 sq ft
First Floor	125.61 sq m	1,352 sq ft
Second Floor	35.41 sq m	381 sq ft

Tenure

We understand that the property is freehold, and will be sold with vacant possession.

Business Rates

Rateable Value £16,250 - Please note that these are not rates payable, for details regarding the rates payable please contact Bassetlaw District Council on 01909 533533.

Services

We understand that mains water drainage and electricity are connected to the property. We must stress that none of the services have been checked or tested.

Fixtures and fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

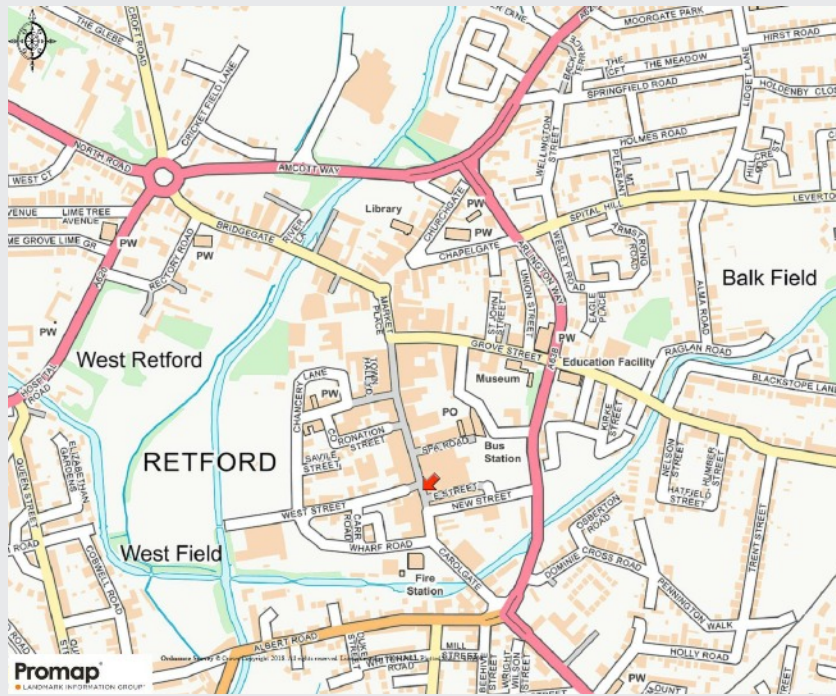
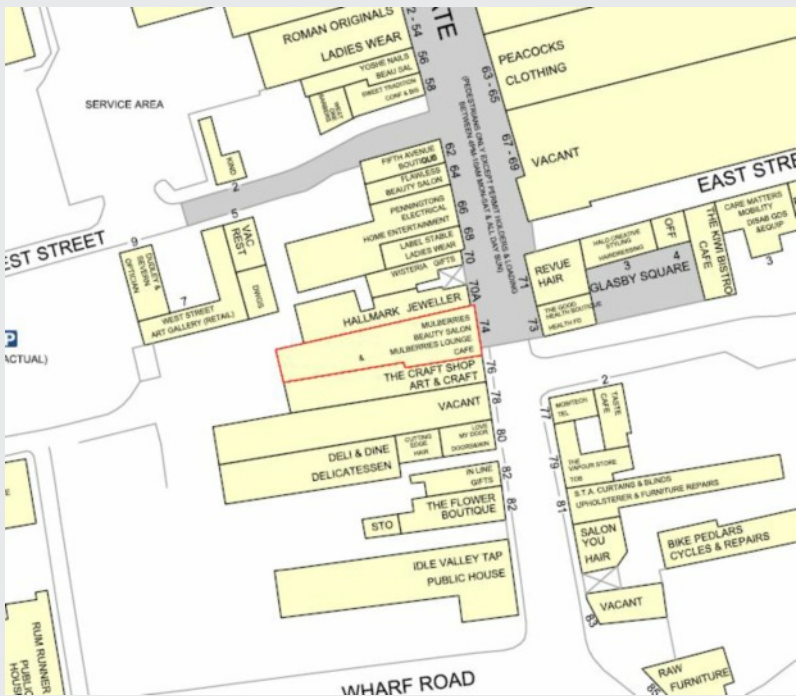
VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT).

Viewings

Strictly by prior arrangement with the joint agents.

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The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

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