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Unit 18 West Carr Business Park, Retford, DN22 7GY

£12,500 pax To Let

Modern warehouse/industrial unit

- Secure fenced yard/parking to front
- Power sockets and LED lights
- WC and shower
- EPC band C

137 sq m (1,471 sq ft)

Location

The West Carr Business Park is part of the established West Carr Road industrial estate on the west side of Retford.

Retford is a vibrant and attractive market town with an immediate population of approx. 22,000 and a 10 mile radius population of 216,700 (Source EGi Town Report).

Description

A mid terrace unit with block work elevations with a shallow pitched roof giving a clear internal height of approx. 4m.

Fitted with LED lights and power sockets.

WC and shower.

Accommodation

Total gross internal area:

137 sq m (1,471 sq ft).

Business Rates

The property is assessed at rateable value £6,500 giving a potential rates liability of £3,243.50 for the year 2024/25. Qualifiers will be able to apply for 100% Small Business Rates Relief. Occupiers should check this information with Bassetlaw District Council's rates department tel. 01909 533533.

Tenure

To let on a new lease for a term of 7 years at a rent of £12,500 pa exclusive with rent reviews at the end of the 3rd and 5th years of the term.

VAT

VAT will be charged on the above annual rent.

Legal Costs/Deposit

The incoming tenant is liable for the landlord's reasonable legal costs. For tenants not wishing to use a solicitor the landlord prepares and issues direct the lease with a charge to tenants of £450 + VAT which is taken upfront as a non-refundable deposit.

EPC Rating

Band C.

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

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Brochure prepared in September 2024



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