

LOCATION

Retford is a busy market town in Nottinghamshire, approximately 30 miles east of Sheffield and 30 miles north of Nottingham. The town is well connected via road and rail, with the M1 and East Coast mainline providing good communication links.

SITUATION

The property is situated on a prominent corner position facing onto Market Square within the centre of Retford. Nearby retailers include **Barclays Bank, KFC** and **Specsavers**.

TERM

The property is held by way of a lease, expiring on 24 March 2023.

RENT

The passing rent is £35,000 per annum. Offers are for the benefit of the remaining leasehold interest.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

A copy of the energy performance certificate is available upon request

Accommodation

Ground Floor Sales	2,153 sq ft	200.01 sq m
Ancillary	1,925 sq ft	178.83 sq m

Business Rates and Service Charge

Rateable Value (2017)	£20,250
Uniform Business Rates (2018/19) (exclusive of water & sewerage)	0.480 pence
Service Charge	n/a

DOUG TWEEDIE

Head of Midlands Retail
+44 121 740 5745
07920 788 178

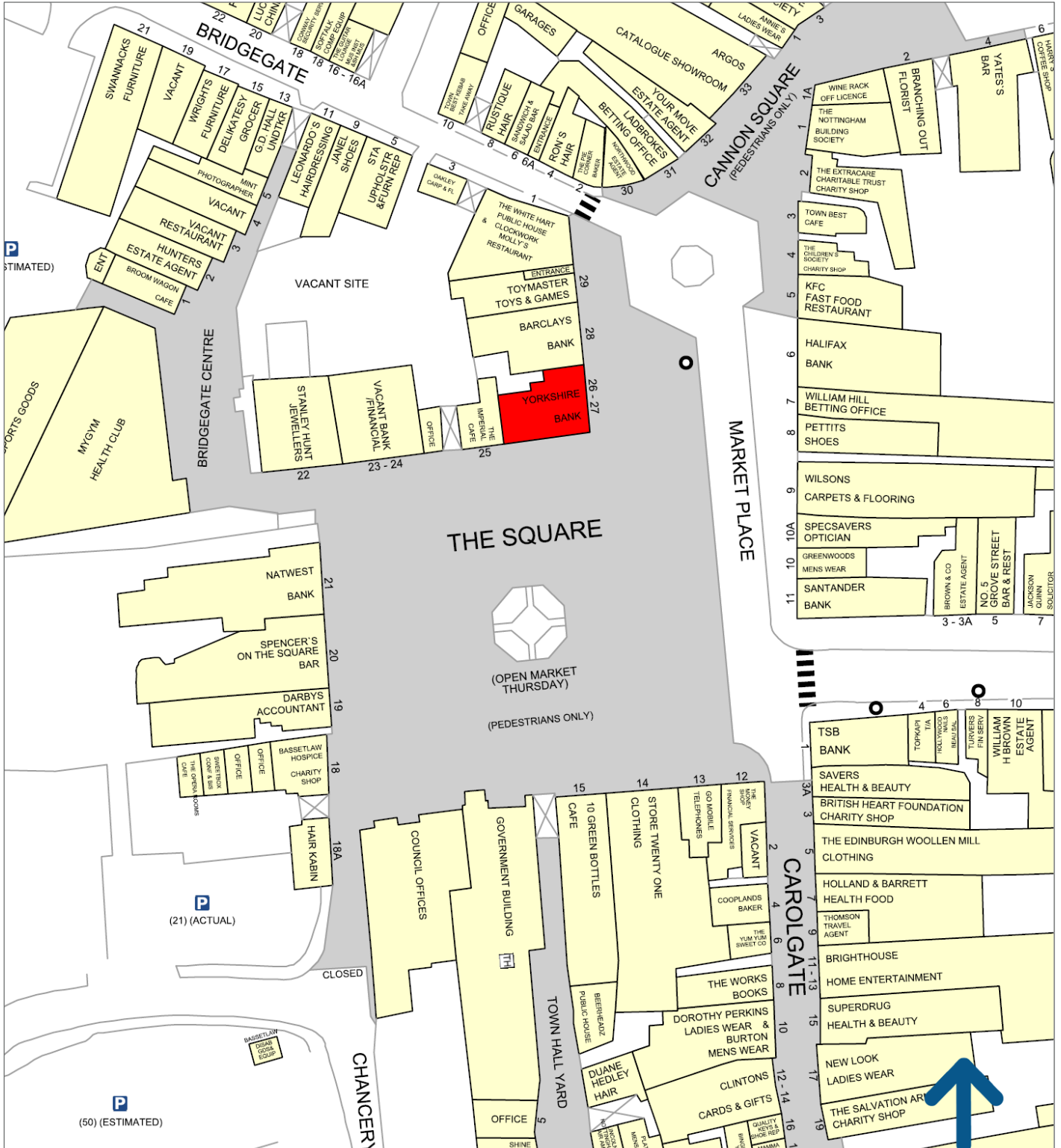
doug.tweedie@cushwake.com

CUSHMAN & WAKEFIELD

1 Colmore Square,
Birmingham, B4 6AJ
+44 207 152 5000
cushmanwakefield.com

SHOP TO LET RETFORD

26-27 THE SQUARE - DN22 6DQ



Cushman & Wakefield, as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Cushman & Wakefield has any authority to make or give any representation or warranty whatsoever in relation to this property. Cushman & Wakefield accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: May 2018 | Cushman & Wakefield LLP | Regulated by the Royal Institution of Chartered Surveyors.