

# TO LET



23/24 The Square, Retford, DN22 6DQ



## 23/24 The Square, Retford, DN22 6QD

- Restaurant, Leisure and Retail opportunity
- Separate Retail Unit
- Prominent position with 'The Square'
- Established food led area
- To be completed to 'white box'
- Chance to influence final design
- NIA: 229.87 m<sup>2</sup> (2,474ft<sup>2</sup>)

### Description

The property comprises a substantial former Banking Hall arranged over ground, first, second and third floors. This imposing Grade II listed is undergoing a complete refurbishment to create retail and restaurant space on the ground floor, with a first floor dining areas with views across the Market Square to the Town Hall. The remaining upper floors are intended to become residential in use.

The accommodation is to be offered in various configurations which could include restaurant, retail and leisure on the ground floor in part or taking the whole of the ground floor along with the first floor. As such the chance exists for occupiers to influence the final design, although it is anticipated that works will start during the marketing phase.

### Location

The property is located in a prominent position overlooking the Market Square with views towards the Town Hall. The Square and the surrounding areas have become in recent years a destination area for dining and leisure uses. Nearby occupiers include, The opera Tea Rooms, Spencers of The Square, The Herbalist, Dantes and Reeba Reeba.

Alfresco eating areas have been achieved on The Square by both Spencers and The Opera Tea Rooms (adjacent). As such we anticipate that subject to consent from the Local Authority, the subject property will be able to establish an area for of outside seating. As the property enjoys a southerly aspect this will maximise such an opportunity.



## 23/24 The Square, Retford, Nottinghamshire, DN22 6QD

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.

### Accommodation

The following is based upon plans prepared by Jackson Design Associates. We have included within these particulars indicative plans.

#### Ground Floor Retail Unit

Sales Area	34.62 m <sup>2</sup>	(373 ft <sup>2</sup> )
Staff Room	4.41 m <sup>2</sup>	(47 ft <sup>2</sup> )
Store	3.87 m <sup>2</sup>	(42 ft <sup>2</sup> )
WC Facilities		

**Net Internal Area** **42.90 m<sup>2</sup>** **(462 ft<sup>2</sup>)**

This is intended to be a self contained retail unit.

#### Bar Restaurant Ground Floor

Bar/Restaurant	36.07 m <sup>2</sup>	(388 ft <sup>2</sup> )
Kitchen	22.13 m <sup>2</sup>	(238 ft <sup>2</sup> )
Food Preparation Room	9.51 m <sup>2</sup>	(102 ft <sup>2</sup> )
Store	1.70 m <sup>2</sup>	(18 ft <sup>2</sup> )

#### First Floor

Restaurant	73.57 m <sup>2</sup>	(792 ft <sup>2</sup> )
Office	5.25 m <sup>2</sup>	(57 ft <sup>2</sup> )
Staff Room	4.94 m <sup>2</sup>	(53 ft <sup>2</sup> )

**Net Internal Area** **153.16 m<sup>2</sup>** **(1,649 ft<sup>2</sup>)**

The proposed layout shows a Bar/Restaurant to the ground floor and to the first floor is a dining area with high ceilings and three large windows overlooking The Square. The main WCs are to be to the first floor along with a managers office.

### Services

We understand that all mains services will be connected and that these will be separately metered. We must stress that none of these services have been checked or tested.

### Rating

The property is yet to be split for business rates. As the property is Grade II listed, it will be zero rated whilst vacant.

### EPC

An EPC will be provided upon completion of the development works.

### VAT

We understand that VAT is not payable in relation to this property.

### Terms

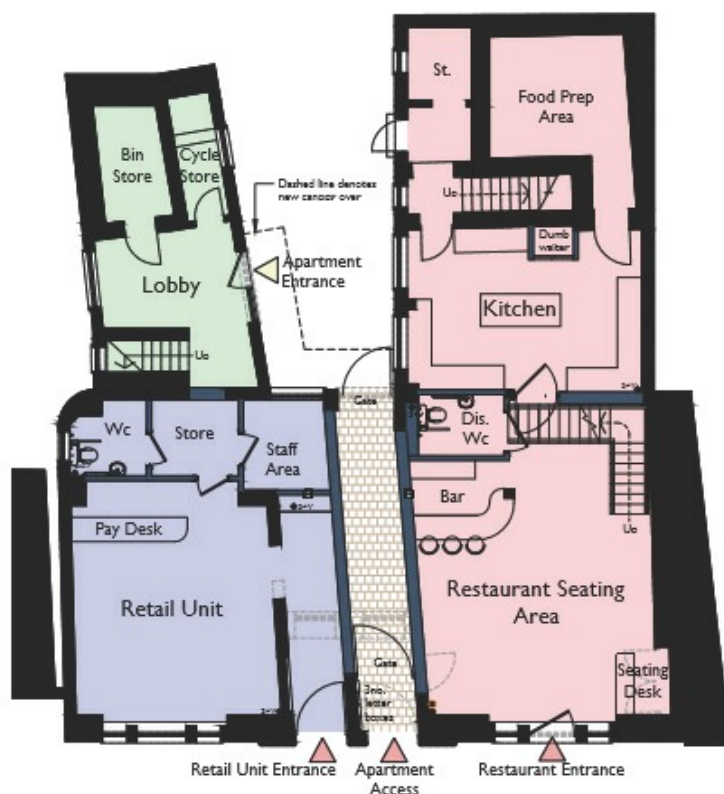
The properties are offered on full repairing and insuring lease terms. The rental for each unit is on application. Both units will be completed to a 'white box' finish, allowing the tenant to immediately start their fit-out. Alternatively our client will consider a more comprehensive fit-out, subject to agreeing appropriate lease terms.

### Legal costs

Each party is to be responsible for their own legal fees incurred as a result of any transaction in relation to this property.

# TO LET

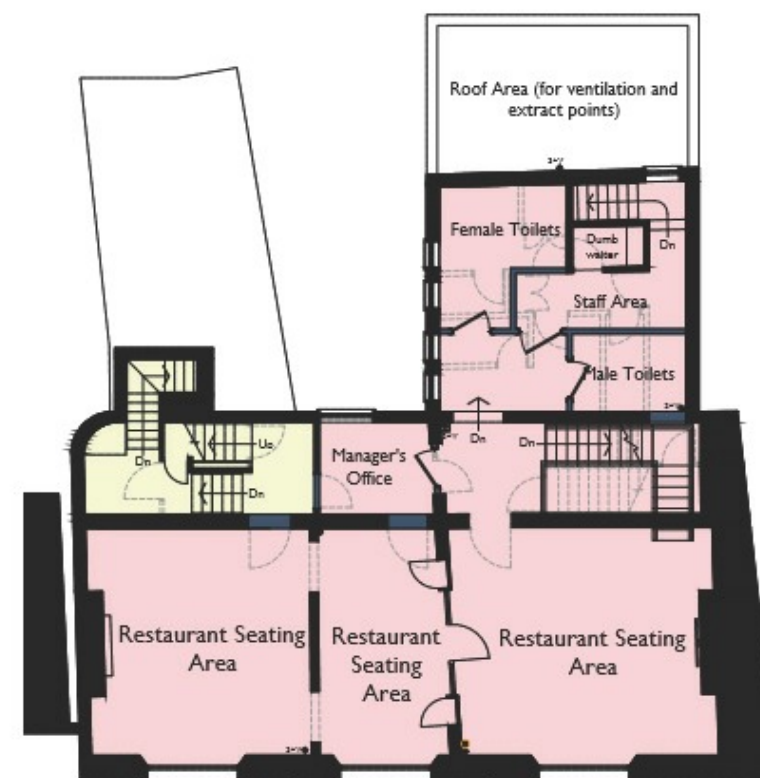
23/24 The Square, Retford, Nottinghamshire, DN22 6QD



**Proposed Ground Floor Layout:**

Building layout provided by client. JGD can accept no responsibility for any errors or omissions arising from this.

0m 1m 2m 5m 1:100 as A1



**Proposed First Floor Layout:**

Building layout provided by client. JGD can accept no responsibility for any errors or omissions arising from this.

0m 1m 2m 5m 1:100 as A1

## Doncaster

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