

BUSINESS SPACE OPPORTUNITY

8a Exchange Street, Retford DN22 6BL



RENT!

**£7,500
PER ANNUM**



FIRST FLOOR, OPEN PLAN OFFICE ACCOMMODATION WITH KITCHENETTE & STORAGE ROOM

- Net internal area 140 sq m (1,508 sq ft)
- Newly redecorated & carpeted
- Situated in the centre of Retford

Location:

The property is located on Exchange Street in the centre of Retford and just off Carolgate which is the main retail area.

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:

The property is at first floor level with its own self-contained entrance accessed from Exchange Street.

The space is open plan with male and female WC's, a kitchenette and storage room.

The space has been fully redecorated and carpeted and benefits from a gas fired central heating system, LED lights and power sockets. The space also has excellent natural light from the large windows to two sides.

Accommodation:

First Floor (net): 140 sq m (1,508 sq ft)

Terms:

The property is available to let on a new lease for a term to be agreed.

Planning:

B1 (Business)

Rent:

The property is available to rent at a level of:-

£7,500 Per Annum

Rates:

Rateable Value: £5,400
Rates Payable 2019/20: £2,651.40

Small business rates relief applicable to qualifying businesses.

VAT:

Vat is applicable.

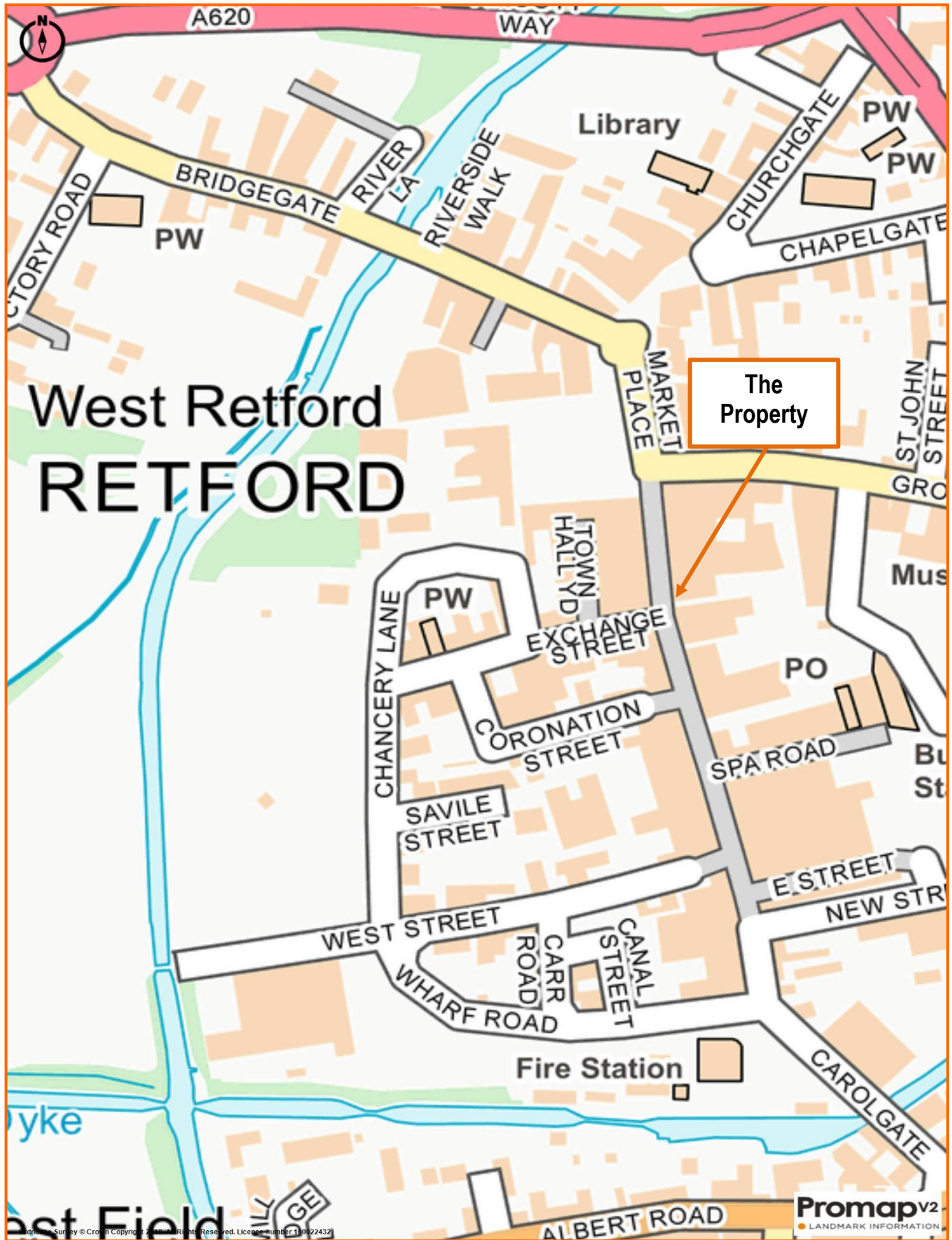
EPC:

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Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.