



Farm Shop, Barcroft House, Clarbrough, Retford, Nottinghamshire, DN22 9NJ

Rent: £9,500 per annum

- Farm shop and associated greenhouses
- Village location
- Good amount of on-site parking
- Attractive landscaping
- Modern internal fit-out
- Restrictive A1 Use as Farm Shop
- Shop NIA: 60.67 sq m (653 sq ft)
- Green houses GIA: 520.01 sq m (5,597 sq ft)

Approximate distances:

- Retford 2 miles
- Gainsborough 9 miles
- Worksop 11 miles
- Doncaster 23 miles
- Lincoln 24 miles

Viewings and further information:



Kevin Benson
kevin.benson@
fishergerman.co.uk
01302 243904
07748 634848



Ben Flint
Ben.flint@
fishergerman.co.uk
01302 243915
07770 822770

Description

The property comprises a single storey brick built farm shop and associated greenhouses in the village of Clarbrough, Internally the farm shop benefits from WC's and hardwood flooring and affords good levels of customer parking and has attractive paving. There are currently two greenhouses which form part of the property however these would require some remedial works for them to be fully functional.

Please be aware the farm shop has a restrictive use covenant in that it can only sell goods and produce that has been grown/produced on site. So any party looking to lease the site must also grow and sell this produce on site. For further information about this restrictive use covenant please contact the agents for further details.

Location

The property is situated in the popular village of Clarbrough, the village itself has a range of facilities and services including public house, church, village hall and Nursery Junior School with nearby Retford, Gainsborough and Bawtry providing a wider range of amenities and schooling. The property is accessed via electric double gates off of Main Street (A620) and sits within a larger site which has a residential dwelling opposite the farm shop.

Retford itself is a North Nottinghamshire market town which still retains its markets on Thursday, Friday and Saturdays with a monthly farmers market. Retford is well placed for taking advantage of the surrounding centres of Sheffield, Doncaster, Lincoln, Worksop and Nottingham. The A1 trunk road and motorway networks are close by and the town benefits from the mainline railway Station, which has an excellent rail service to London Kings Cross [1 hour and 40 minutes].

Services

Mains water, drainage and electricity are connected to the property, however we must stress that none of these services have been checked or tested.

Legal Costs

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

Business Rates

Having searched the Valuation Office Agency website we are unable to identify the Business Rates Listing for this property. Please contact Bassetlaw District Council on 01909 533533 for further information.



Accommodation

Farm Shop NIA:	60.67m ²	(653ft ²)
Glazed greenhouse GIA:	386.33m ²	(4,158ft ²)
Plastic greenhouse GIA:	133.68m ²	(1,439ft ²)

All measurements are approximate.

Terms

The property is available by way of a new Full Repairing and Insuring lease, however a term of five years is envisaged. The asking rent for the property is £9,500 per annum exclusive.

EPC

The property has an EPC rating of X (xx), for a copy of the EPC please contact Fisher German.

VAT

All prices quoted are excluding but may be subject to VAT.

The way forward

If you are interested in leasing this property, please in the first instance contact the letting agents to confirm the properties availability. To arrange a viewing or to obtain any further information please contact either of the Surveyors as detailed on the front of these particulars, who will be more than happy to help.

Did you know?

Fisher German are able to provide advice and assistance in relation to property valuation, property management, lease renewals, rent reviews, purchase, sale and lettings, rating appeals, schedules of condition and dilapidations, planning and development and building surveys. Please call 01777 719148 for further details.