

RETFORD

8 CAROLGATE

PRIME SHOP UNIT TO LET



LOCATION

The property occupies a prime trading location on the pedestrianised Carolgate being adjacent to **Dorothy Perkins**. Nearby multiple retailers include **Moneyshop, Clintons, Savers, Edinburgh Woollen Mill, Holland & Barrett, Brighthouse, Superdrug, New Look, M & Co** and **Costa Coffee**.

ACCOMMODATION

The premises are arranged on ground and first floors with the following approximate areas and dimensions:-

Internal width	27'10"	8.50m
Shop depth	55'5"	16.89m
Ground floor sales	1,542 sq ft	143.25 sq m
Ground floor storage	107 sq ft	9.94 sq m
First floor storage	1,447 sq ft	134.42 sq m

The property benefits from rear servicing via Town Hall Yard.

LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, and offers are invited in the region of **£40,000** (forty thousand pounds) p.a.x.

ASSESSMENTS

We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	£41,000
UBR 2015/2016	49.3p
Rates Payable 2015/2016	£20,213

For verification purposes prospective tenants are advised to make their own enquiries with Bassetlaw District Council (☎01909 533533).

VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.



PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

EPC

An Energy Performance Certificate is attached to the rear of these particulars.

LEGAL COSTS

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

VIEWING

By appointment through:-
Hugh Ockleston of Ockleston Bailey

☎ 01244 403444
E-mail: hugh@ocklestonbailey.co.uk

OR our joint agent:-

Rob Alston of Rob Alston Retail
☎ 03301 233224
E-mail: ra@robalstonretail.com

SUBJECT TO CONTRACT

HWO/eaw/261115

Tel: 01244 403444

Refuge House
33/37 Watergate Row
Chester
CH1 2LE
Fax: 01244 401345
Email: info@ocklestonbailey.co.uk

Energy Performance Certificate

Non-Domestic Building



8 Carolgate Road
RETFORD
DN22 6BU

Certificate Reference Number:
0797-0872-0930-3100-8903

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 70 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	305
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	69.47

Benchmarks

Buildings similar to this one could have ratings as follows:

60 If newly built

97 If typical of the existing stock