

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

ANDREW FERGUSON Partner

+44 141 223 0902
+44 7710 117 915

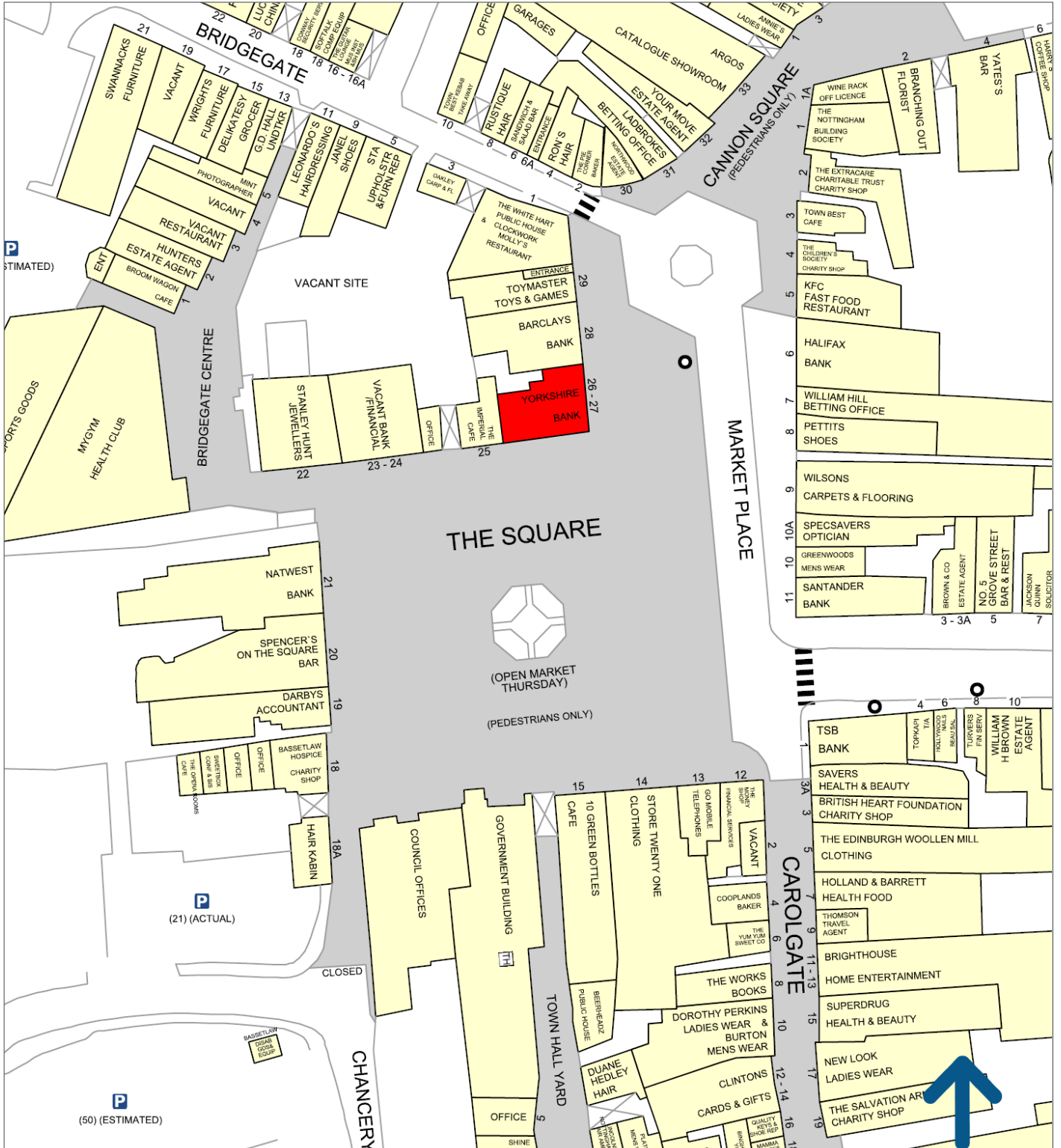
andrew.ferguson@cushwake.com

CUSHMAN & WAKEFIELD

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

SHOP TO LET
RETFORD

26-27 THE SQUARE - DN22 6DQ



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