

TO LET

Prominent Roadside Retail Unit
1,722 sq ft (159.97 sq m)



Unit 1, North Road
Retford, Nottinghamshire, DN22 7XQ



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Unit to Let within prominent roadside retail scheme.

- Prominent retail unit suitable for a range of uses (STP).
- Neighbouring occupiers include the Co-Operative and Greggs.
- Located on the main thoroughfare to Retford town centre.
- Over 17,000 vehicles pass the site per day.
- Communal parking available.



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Prominent roadside retail scheme

Location

The property is located in Retford, a popular market town in Nottinghamshire. Retford is located approximately 3 miles east of the A1 and is well served by the major road network (A1/A614/A57), whilst the M18 and M62 motorways are also within easy reach. It is situated approximately 7 miles east of Worksop, 15 miles south east of Doncaster and 16 miles north east of Mansfield.

The unit occupies a prominent position on the north side of the A638 (North Road) within a predominantly residential area. The A638 leads to Retford town centre to the southeast and ultimately links within the M18 to the North. The property is a short distance from Retford Hospital.

In 2018 the daily average number of motor vehicles travelling directly passed the site was approximately 17,000. These figures have been taken from the Department for Transport.

Description

The available unit forms part of a newly developed Petrol Filling Station and Co-Operative convenience store, offering a fantastic opportunity to be located adjacent to a national covenant with busy trade.

The unit is prominently situated on North Road and is in a shell condition, ready for a fit-out to tenant specification. The premises benefits from open plan retail space, two personnel doors and good frontage to the main forecourt. In addition, the unit benefit from three phase electricity.

Communal parking is available on site.

Accommodation

Floor	Sq M	Sq Ft
Unit 1	159.97	1,722

Rent

Rent on Application

Business Rates

The unit has not been assessed for business rates. Please contact the Local Authority for more information.

Services

We are advised that the unit has electricity and water connected.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

EPC

Energy Performance Rating A - 21.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale/letting.

Anti Money Laundering

The successful tenant/purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

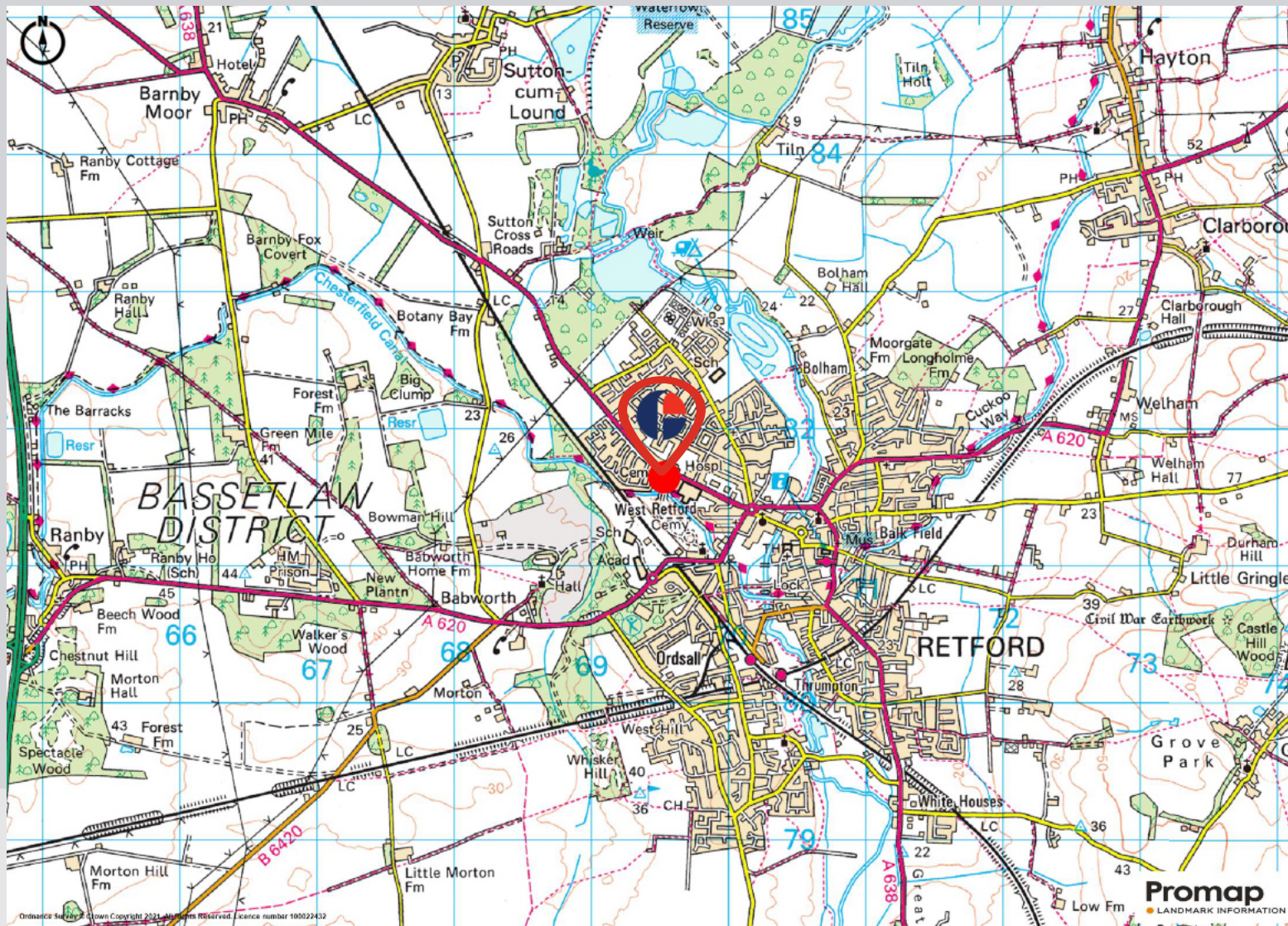
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant/purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



Unit 1, North Road



Licence Number - 100022432 - Not to Scale



Approximate Travel Distances



Locations

- A1 - 3 miles
- Worksop - 7 miles
- Doncaster - 15 miles



Nearest Station

Retford - 1.3 miles



Nearest Airport

Leeds Bradford - 56.4 miles



Please Note

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