



**barkerproudlove**  
retail property consultants

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

## HIGH STREET PROPERTY / CLASS E

21 The Square, Retford, Nottinghamshire, DN22 6DL



**Price: Offers in excess of £400,000**

**Ground Floor Area**

**3,109 Sq ft / 289 Sq M**

**UNDER  
OFFER**

**Viewing strictly through the sole agent.**

Barker Proudlove

James Moss

07977 278229

[jmoss@barkerproudlove.co.uk](mailto:jmoss@barkerproudlove.co.uk)

**In partnership with:**





### **Location:**

The subject property is situated in Retford, a small market town located in North East Nottinghamshire approximately 25 miles East of Sheffield and 25 miles West of Lincoln. It is well served by road links being 5 miles East of the A1. The branch occupies a prominent end terrace corner location on the attractive Market Square and is surrounded by a number of independent coffee shops and is adjacent to the towns premium bar/restaurant offer.

The 3 storey property dates from the early 19th century and is an end of terrace building. The former bank comprises the following; Ground floor – attractive main banking area with high ceilings and ornate features, cashier area, interview rooms, strongroom, office and male w.c, with a boiler room accessed externally. First floor - offices, female W.Cs stores, staff room and staff kitchen. Second floor - mothballed former office space. Hard standing at the rear of the building provides parking for approximately 10 cars and is included with the property. The property benefits from additional entrances from the side alley way which runs through to the car park. The building provides and excellent redevelopment opportunity, especially for residential use subject to the necessary planning consents.

### **Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	3,109	288.80
First Floor	1,916	178.00
Second Floor	1,270	118.00

### **Price:**

Offers in excess of £400,000.

### **Tenure:**

Freehold.

### **Business Rates:**

The premises currently has a Rateable Value of £31,500. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

### **EPC:**

Energy Performance Asset Rating is TBC.

### **Legal Costs:**

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

### **VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

### **Date prepared:**

May 2022

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction*



