



Kiosk Unit, Grove Street, Retford, DN22 6LJ

Guide Price: £39,950

- Well located small investment property
- Prominently located
- NIA 27.95 Sq m (301 sq ft)
- Lease runs to 7th December 2018
- Annual rental: £3,900 per annum
- Gross Initial Yield 9.76%

Approximate distances:

- Worksop 9 miles
- Gainsborough 13 miles
- Doncaster 18 miles
- Nottingham 31 miles
- Sheffield 31 miles

Viewings and further information:



Kevin Benson
kevin.benson@fishergerman.co.uk
01777 719148
07748 634848



Rob Haigh
robert.haigh@fishergerman.co.uk
01777 719148
07880 737676

Description

The Kiosk offers a well located and prominently positioned small retail unit currently occupied under a Full Repairing and Insuring lease. The property for many years has been in a hairdressing and beauty use and that use is continuing with the current tenant. The unit is laid out with large display windows with retailing area off which is a WC. There is access to the under floor storage via a trap door for those requiring additional storage. The property is let on a lease dated 8th December 2015 for a term of three years.

It should also be noted that the landlords have undertaken the replacement of the entire flat roof area with a fibreglass system.

Location

A prominently positioned kiosk unit located on Gas House Bridge/Grove Street a well known landmark adjacent to The Packet Inn Public House on Grove Street being within close proximity to Retford Town Centre, as well as the established residential areas surrounding the premises.

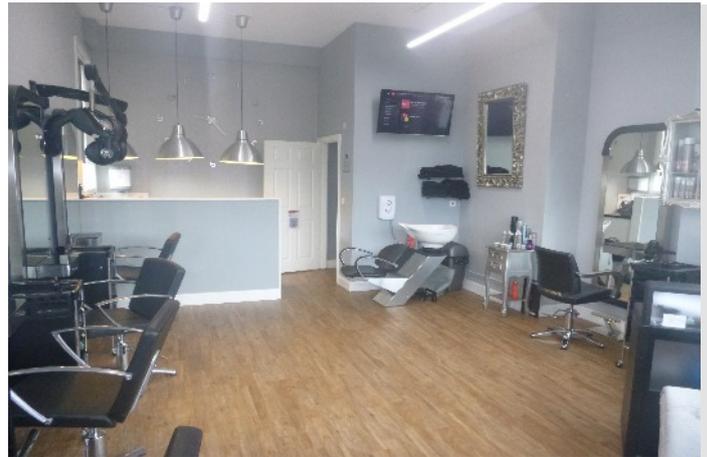
Retford itself is a North Nottinghamshire market town which still retains its markets on Thursday, Friday and Saturdays with a monthly farmers market. The town is a central point for many of the smaller towns and villages and as such the town has attracted and maintained a good number of national occupiers and retailers. Retford is well placed for taking advantage of the surrounding centre's 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]. The town has a population of around 21,000 persons with a catchment population of approximately 45,000.

Services

Mains water, drainage and electricity are understood to be connected to the property. We must stress that none of the services have been checked or tested.

Business Rates

The property has a 2010 business rates entry of £1,525.



Accommodation

The floor areas have been taken on a Gross Internal Area basis. The property provides the following accommodation:

The accommodation sizes are as follows:

Net Internal Area	27.95m ²	3018ft ²
-------------------	---------------------	---------------------

Internally the property has a WC, strip lights and good sized display windows.

All measurements are approximate.

VAT

There is no VAT payable on the rent.

Tenancy

The property is occupied under a lease dated 8th December 2015. The annual rental is £3,900. The lease contains a penultimate day rent review and is essentially full repairing and insuring although there is a ryder letter confirming that the tenant is not responsible for the roof which you will note was replaced in 2016 by the landlords. On the basis of the guide price the Gross initial Yield is 9.76%.

EPC

This property has an EPC rating of C (64). For a copy of the EPC please contact the letting agents.

Agents Note

Please note that the the directors of the company that owns this property are members of Fisher German LLP.