

lot 59

19 Carolgate
Retford, Nottinghamshire DN22 6BZ

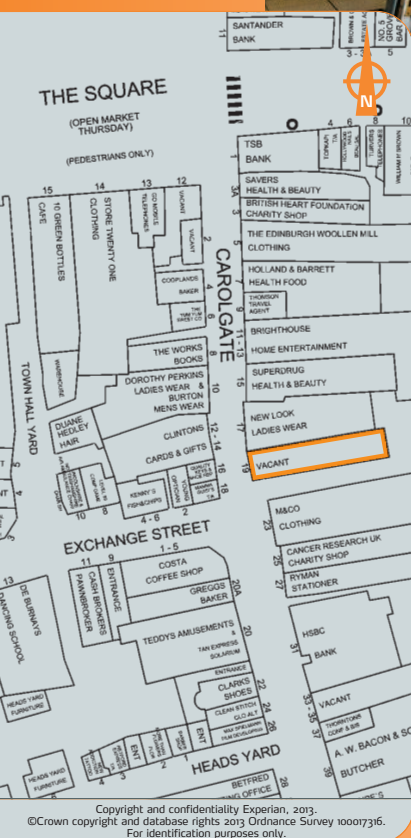
Vacant Possession

Freehold Retail Building with Potential

- 296.07 sq m (3,187.61 sq ft) Vacant Unit
- Benefits from A3 Planning Consent
- Prominent Corner Position in a Prime Pedestrianised Town Centre Retail Pitch
- Nearby occupiers include New Look, Superdrug, Costa Coffee, Clarks and HSBC Bank



On Behalf of Administrators



Location

Miles: 9 miles east of Worksop
28 miles east of Sheffield
23 miles north-west of Lincoln

Roads: A620, A638, A1(M)

Rail: Retford Rail

Air: Doncaster Robin Hood Airport

Situation

The property is situated in a prominent corner location on the eastern side of the pedestrianised Carolgate, one of Retford's prime retailing thoroughfares, at its junction with Exchange Street. Nearby occupiers include New Look, Superdrug, Costa Coffee, HSBC Bank, Holland & Barrett and Clarks.

Description

The property comprises a retail unit on the ground floor with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail/Ancillary	163.95 sq m	(1,765 sq ft)	VACANT (1)
First	Ancillary	91.38 sq m	(983.61 sq ft)	
Second	Ancillary	40.74 sq m	(439 sq ft)	
Totals		296.07 sq m	(3,187.61 sq ft)	

(i) The unit has recently been vacated in June 2015 when the previous tenant's (Duvetco Ltd t/a Ponden Mill) lease expired.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

Addleshaw Goddard LLP
Sovereign House, Sovereign Street, Leeds,
West Yorkshire LS1 1HQ.
Tel: +44 (0)113 209 2089.
Email: lisa.dinning@addleshawgoddard.com
Ref: Lisa Dinning.