



The Misterton Centre, High Street, Misterton, Nottinghamshire, DN10 4BU

Retail Premises To Let of 173.28 sq m (1,865 sq ft) approx.



Location

The village of Misterton provides a rural location within Nottinghamshire located on the A161 which connects Beckingham and Goole and is approximately 6 miles north east of Gainsborough town.

The subject property is situated on the north side of High Street which forms part of the A161, being the central access road through Misterton village. The area provides a mixed residential and commercial setting with the Co-operative food store located to the rear for of the subject premises.



Description

The property comprises a two storey retail premises of steel frame construction having masonry elevations and is surmounted by a pitched tile roof.

The unit has recently been refurbished and provides ground floor retail area which is predominantly open plan with ancillary WC and kitchen and benefits from suspended ceiling incorporating fitted LED lighting, air conditioning and fitted fire alarm. The first floor is accessed by an internal staircase to the rear and provides ancillary storage/office accommodation.

Externally the property benefits from a communal car park to the rear.

Summary

- Retail premises To Let of 173.28 sq m (1,865 sq ft) approx.
- Available upon new Lease.
- Suitable for a variety of uses, subject to consent.
- Recently refurbished retail premises.

Accommodation

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor		
Retail Area	81.61	878
Kitchen	6.86	72
WC	-	-
First Floor		
Storage/Offices	84.81	913
Total Accommodation	173.28	1,863

Terms

The property is available To Let, subject to the following terms and conditions.

Rent

From £9,250 per annum, exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance. We are advised that the property is registered for VAT.

Lease Term

By negotiation.

Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the insurance premium.

EPC

TBC

Business Rates

The Tenant will be responsible for the payment of business rates to the Local Authority. The property requires re-assessment for rating purposes.

Interested parties are advised to make their own enquiries directly with the Local Authority or the Valuation Office Agency before entering into a Lease.



Contacts

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