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WHARF HOUSE, WHARF ROAD, RETFORD

£125,000

DUE TO EXPANSION AND RELOCATION – FREEHOLD PREMISES FOR SALE

Most versatile single storey link detached building presently dance studio but suitable for a variety of uses subject to all planning and statutory consents.

Internal floor area – 1,121sqft (104.2m²).

Close to town centre and boasting off road parking

- EPC Rating: E

WHARF HOUSE, WHARF ROAD, RETFORD, DN22 6EN**DESCRIPTION**

A most versatile single storey link detached building. Presently utilised as a dance school but well suited to a variety of other uses subject to all planning/statutory consents. The property is built of brick elevations beneath a pitched tiled roof. The configuration is laid out with the main dance studio, office, parent waiting and recreation room, changing room, wc and kitchen.

Externally there is off road parking directly from Wharf Road, a walled garden and attached brick built store. The property is equipped with gas fired central heating.

LOCATION

The property lies just to the south of the town centre with excellent access by road from Wharf Road and Carolgate at its junction with London Road/Arlington Way. Immediately to the rear of the property is a public car park with other car parks in the vicinity. Asda superstore lies opposite and for recreation Kings Park is nearby.

Retford has excellent communication links with the A1 just to the west from which the wider motorway network is accessible, the town has a mainline railway station on the London to Edinburgh Intercity Link and air travel is feasible via conveniently located Doncaster Sheffield (Robin Hood) and Nottingham East Midlands international airports.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

From the town's southern arterial route of London Road proceed over the traffic lights, over Carolgate Bridge which becomes Wharf Road and the property is located on the right hand side opposite the Asda car park.

ACCOMMODATION

DANCE STUDIO 707sqft (65.72m²)

OFFICE 69sqft (6.41m²)

WAITING/OFFICE 153sqft (14.21m²)

CHANGING/OFFICE 100sqft (9.30m²)

ANCILLARIES - KITCHEN & WC's 92sqft (8.45m²)

TOTAL 1121sqft (104.2m²)

EXTERNAL STORE 85sqft (7.95m²)

TENURE & POSSESSION

The property is understood to be freehold and vacant possession will be given on completion of legal formalities.

IMPORTANT NOTICES

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PLANNING

The property is presently used as a dance school but in our opinion is well suited to a variety of other uses commensurate with its location on the periphery of the town centre, subject to all planning and statutory consents.

The property is located in the town's Conservation Area.

All enquiries relating to planning should be directed to the Local Planning Authority.

LOCAL PLANNING AUTHORITY

Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, S80 2AH. Telephone 01909 533533.

VAT

Our clients position on VAT is reserved.

RATING

The property has a Rateable Value of £4,400 and the amount payable from 1st April 2013 will be £2,032.80 but the property benefits from 100% Small Business Relief.

VIEWING

Strictly through the Selling Agents, please contact 01777 709112.

FURTHER INFORMATION

Mr Jeremy M Baguley - 01777 709112

jeremy.baguley@brown-co.com

SERVICES

Interested parties are advised to make their own enquiries as to the availability of mains services and the cost of connection thereto.

