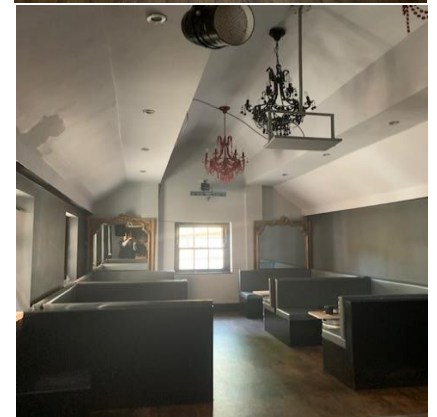


Bacchus Bar, 1A Churchgate, Retford



BAR/RESTAURANT OPPORTUNITY

- Available on a leasehold basis from September 2020
- Flexible lease terms available
- Suitable for alternative uses subject to suitable planning consent
- Established town centre location
- Includes Landlord refurbishment to the rear of the property

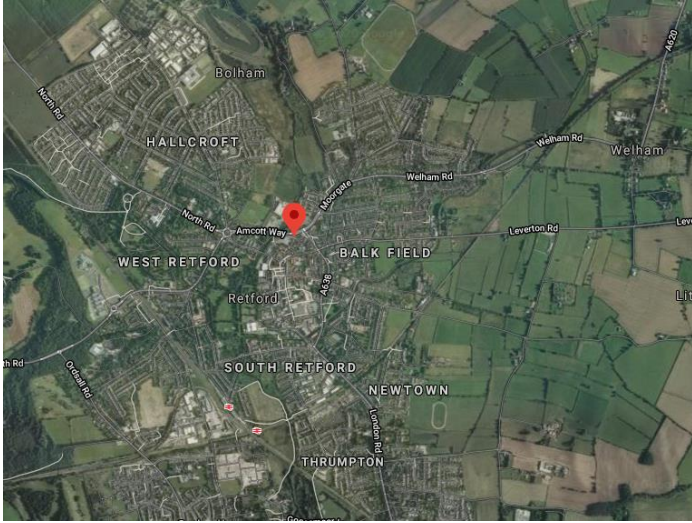
RENT ON APPLICATION

Groveleigh
London Road Retford
Nottinghamshire DN22
7JF

t: 01777 711 335
m: 07964 977 724

Location

The property is located at the corner of the market square fronting on to Churchgate in Retford town centre. The property sits adjacent to Argos and opposite Wine Rack.



Property

The property is accessed via an alley way situated in between Argos and Annie's Accessories. The ground floor consists of a large open plan bar area whilst the first floor is a mixture of toilet welfare facilities. Externally to the rear there is a large courtyard which will be renovated to include a large glass canopy upon occupation.

Please note, the majority of fixture and fittings will be removed.

Accommodation

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following area

	Sq Ft	Sq M
Ground floor	1,448	134.50
First Floor	361	33.57
Total	1,809	168.07

Externally, there is a large rear courtyard which has not been included as part of the measurements.

Services

All mains services including gas, water and electricity are available.

Town and Country Planning

The building has planning consent for Class A4 (Drinking Establishment) of the Town & Country Use Classes Order 1987 (as amended). Alternative uses will be considered appropriate subject to planning.

Rates

The premises has a rateable value of £9,350. All interested parties are invited to make their own independent enquiries with Bassetlaw District Council.

Licence

The property currently occupies a licence permitting opening until 3:00am

Tenure

The property is available on a new Full Repairing & Insuring lease for a term to be agreed. Flexible lease terms will be considered.

Rent

The property is available upon application.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any letting

EPC

EPC report and certificate are available upon request

Agent

Silcock & Partners, Groveleigh, London Road, Retford, Nottinghamshire.DN22 6JP
(Tim Silcock MRICS)
01777 711335 07964977724
info@silcockandpartners.co.uk

Viewing

Strictly by appointment with the Agent.