



Alexander Jacob  
estate agents & company



**Chapelgate**  
**Retford**

**Offers in the Region of £140,000**

**Property & Estates Consulting**  
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# Chapelgate

## Retford

Small Commercial Premises with Class E Status in Retford Town Centre

### Property Overview

- **\*\*INVESTOR OPPORTUNITY ONLY\*\***
- Potential to Change Use to Residential Dwelling, Subject to the Necessary Consents
- An Ideal Space for a Shop, Salon, or Office
- One Parking Space & Oversized Single Garage Providing Ample Storage
- Fully Enclosed Laid to Lawn Garden
- Parking Permits Available in the Neighbouring Chapelgate Car Park
- EPC: D

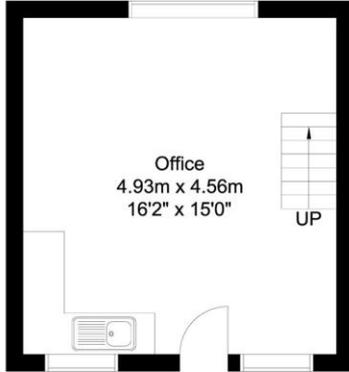


A great opportunity to acquire a small commercial premises with Class E status in Retford town centre, an ideal space for a shop, salon, or office. Currently tenanted, with a gross rental yield of 4.29% if purchased at the asking price, the premises is equipped with three office spaces, basic kitchen facilities, and a shower room. Prior to its commercial status, 18 Chapelgate was a TWO BEDROOM detached dwelling. Any purchaser wishing to reinstate its residential use would be required to obtain the appropriate consents. A parking space is located directly outside, alongside an oversized single garage providing ample storage, and a fully enclosed laid to lawn garden. Parking permits are available in the adjoining Chapelgate Car Park, if further parking is required.

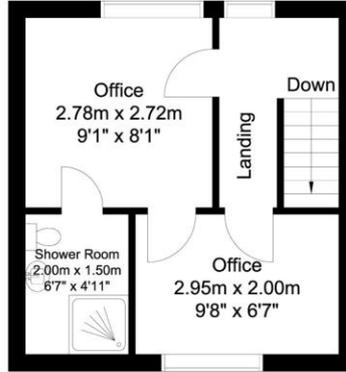
*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*



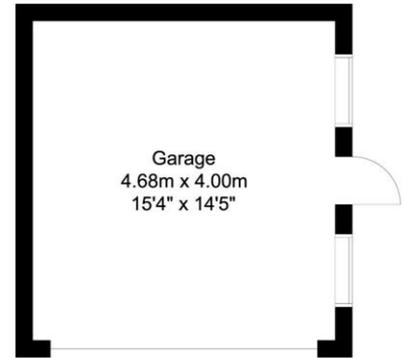
**Ground Floor**  
22 sq m/236.80 sq ft  
Approx.



**First Floor**  
22 sq m/236.80 sq ft  
Approx.



**Outbuilding**  
21 sq m/226.04 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2026

**Energy Performance Asset Rating**

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

79 This is how energy efficient the building is

Net zero CO<sub>2</sub> emissions

**Tenure & Charges:** Freehold- Property to be sold with tenant in situ

**Selling your home?**

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.