

Unit 5 Vesuvius | Vesuvius Way | Sandy Lane | Worksop | S80 3HA

## High quality roadside retail scheme in Worksop adjacent to Asda Superstore and new Vesuvius Industrial Development

111.48m<sup>2</sup>  
(1,200ft<sup>2</sup>)

- Last unit remaining
- Scheme anchored by Burger King
- Excellent amenities on site including a new Asda and Asda Petrol Filling Station
- Shared surface car park
- Use Class E



**TO LET**



Location



Gallery



Contact



## Location

The site is located on the A57 with easy access to the centre of Worksop. Excellent connections to the rest of the region and the UK are provided by fast access to the M1 (8 miles) and the A1 (6 miles).

## The Site

Vesuvius offers full serviced retail units with excellent amenities on site, including a new Asda and Asda petrol filling station.

Anchored by Burger King, the site has a well designed public realm and landscaping. There is a shared surface car park and 24 hour access throughout the site.

## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Unit 5	111.48	1,200





## Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:-

**£20,000 per annum**

## Planning

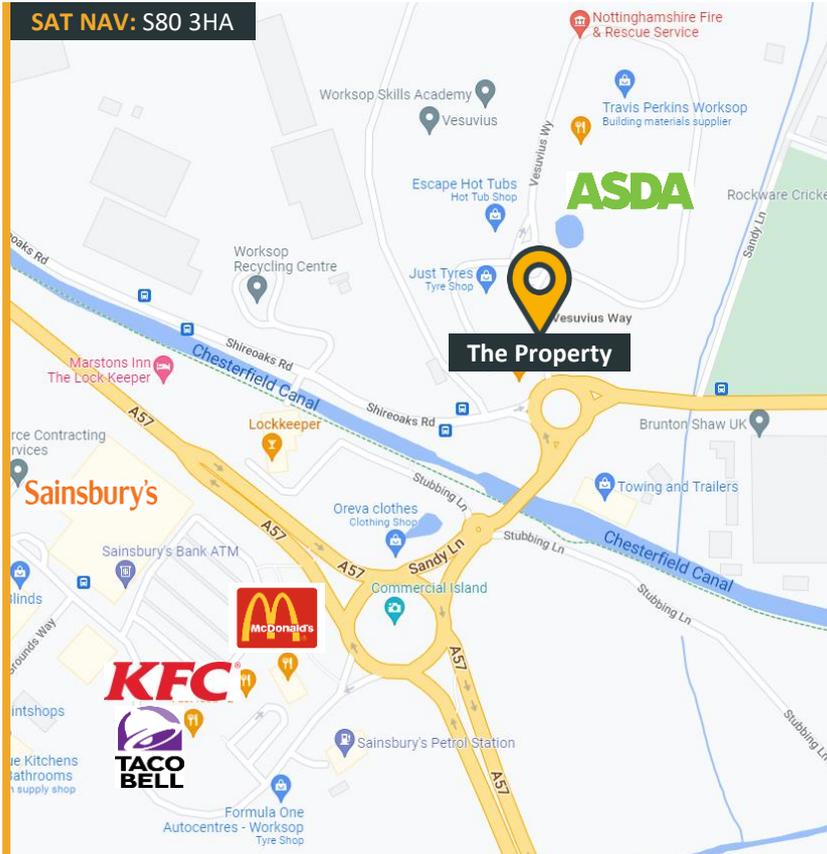
It is understood the property will fall into **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

## Business Rates

Rates are to be assessed.

The latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024** (up to a total saving of £110,000 per business).

This information is for guidance only and all parties should check themselves with the local billing authority.



## VAT

VAT is applicable at the prevailing rate.

## EPC

The unit has an EPC rating of A.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click here to read our "Property Misdescriptions Act". E&OE.