

Prominently positioned retail unit on the pedestrianised Worksoop Town Centre – Confidential Staff Unaware

106.65m²
(1,148ft²)

- Prime pedestrianised location
- Close proximity to Priory Shopping Centre
- Ground floor - 1,148ft²
- First floor - 597ft²
- Second floor – 456ft²
- Nearby occupiers include JD Sports, Halifax Bank, Cooplands and Greggs
- Passing rent - £18,000 per annum



TO LET



Location



Gallery



Contact

Location

Workshop is a thriving market town with a resident population of approximately 39,000 persons and a district population of around 108,000.

The premises occupy a prime location within the pedestrianised section of Bridge Street immediately adjacent to Halifax Bank and Cooplands. Other nearby occupiers include B&M Bargains, Iceland and JD Sports.

Accommodation

The premises are arranged over ground, first and second floor and provides the following approximate dimensions and floor areas:

Description	m ²	ft ²
Ground Floor Sales	106.65	1,148
First Floor	55.46	597
Second Floor	42.36	456
Total	204.47	2,200

ITZA	144m	474ft
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(These measurements are given for information purposes only)





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Lease Terms

The premises are available to let by way of either an assignment, subletting or on a surrender and regrant basis directly with the landlord.

The premises are currently on a full repairing and insuring term expiring 31 August 2024.

Rent

The property is available at a passing rent of:

£18,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Planning

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

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

EPC

A copy of the EPC is available on request.



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Business Rates

We understand from the Valuation Office Agency the current rateable value is:

Shop & Premises

Rateable Value (2023): £14,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 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.

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.