

Prominent retail unit in Worksop Town Centre

Ground Floor Sales
121.05m² (1,303ft²)

- Located on pedestrianised section of Bridge Street
- Well presented ground and first floor retail unit
- 3 phase electricity (55kVA)
- In close proximity to B&M Bargains, JD Sports, Cardzone and Vodafone
- Suitable for a variety of uses subject to planning
- Passing rent - £25,000 per annum



TO LET



Location



Gallery



Contact

Location

Worksoop 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 JD Sports and Cardzone. Other nearby occupiers include Boots the Chemists, Max Spielmann, Specsavers and Greggs.

Accommodation

The premises are arranged over ground and first floor and contain the following approximate floor areas:

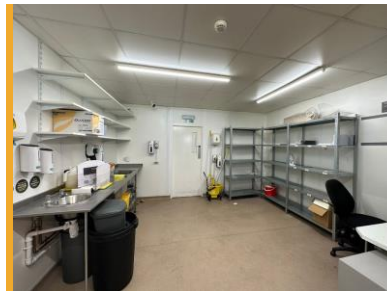
Description	m ²	ft ²
Ground Floor Sales	121.05	1,303
First Floor	109.99	1,184
Total	231.04	2,487

The premises benefits from rear servicing.

This information is given for guidance purposes.

EPC

A copy of the EPC is available upon request.





Lease Terms

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

It is currently let on full repairing and insuring terms expiring 1 October 2025.

Rent

The passing rent is:

£25,000 per annum

VAT

VAT is not 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.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £22,000

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.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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