

## Hugely prominent retail unit in Worksop Town Centre

**Ground floor sales**  
**137.21m<sup>2</sup> (1,476.93ft<sup>2</sup>)**

- Located on the pedestrianised section of Bridge Street
- In close proximity to a range of national tenants including B&M Bargains, Iceland, JD Sports and Vodafone
- Suitable for a variety of uses (subject to planning)
- Arranged over ground, first and second floors
- Passing rent - £32,500 per annum



**TO LET**



Location



Gallery



Contact

## Location

Worksop is a popular market town 20 miles south-east of Sheffield and 25 miles west of Lincoln with a resident population of approximately 39,000 and a district population of around 108,000.

The subject property is located on the junction of Newcastle Avenue and Bridge Street on the pedestrianised section of Bridge Place which is considered the main retailing pitch for the town centre.

The town is anchored by established occupiers including JD Sports, Greggs, Clintons Cards and other renowned high street brands. In close proximity to the property is The Priory Shopping Centre, home to an eclectic mix of national operators including Sports Direct and Costa Coffee. The shopping centre is also host to the town's principal car park with 251 car parking spaces.



## The Property

The property is a well appointed retail unit arranged over multiple floors with the benefit of air conditioning.

## EPC

The property has an EPC rating of 91 falling within Band D.





## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	137.21	1,476.93
First floor	37.90	408
Second floor	38.28	412
Third floor	38.74	417
<b>Total</b>	<b>252.13</b>	<b>2,713.93</b>

## Lease Terms

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

It is currently let on a full repairing and insuring term expiring 11/01/2027.

## Rent

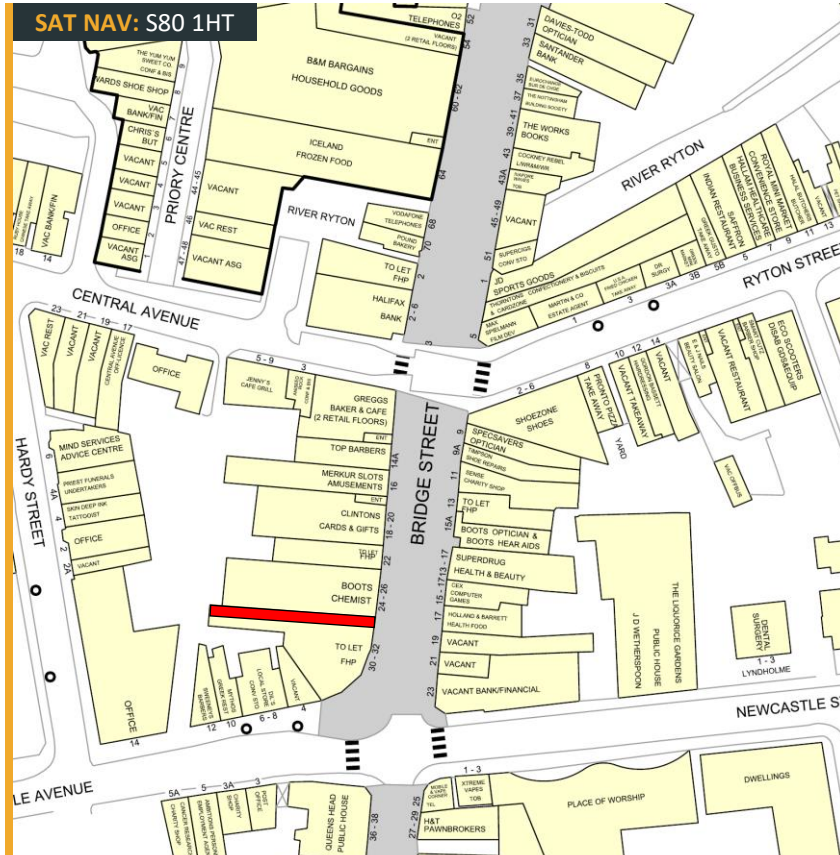
The property is available at a passing rent of:

**£32,500 per annum**

## 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.

## Business Rates

The property requires reassessment upon occupation.

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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