

## Hugely prominent retail unit in Worksop Town Centre

Ground floor sales  
105.67m<sup>2</sup> (1,137.43ft<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 - £55,000 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, Clinton Cards and other renowned high street brands. In close proximity to the property is The Priors 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 an extremely prominent 3 storey retail unit with large curved frontage wrapping around from Bridge Street onto Newcastle Avenue. The property has an attractive period frontage with ornate stone masonry and consists of a large ground floor open plan sales area together with tiled flooring and a suspended ceiling with recessed lighting with the benefit of air conditioning.

The first floor is largely open plan with a small staff break out area and a series of glass partitions to create private offices and meeting rooms.

N.B. The second floor was unable to be inspected.





## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	105.67	1,137.43
First floor	96.51	1,038.82
Second floor	Not Accessible	
<b>Total</b>	<b>315.31</b>	<b>3,294</b>

N.B. The property is to be remeasured upon completion of the separation works between 30-32 and 28 Bridge Street.

## 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.

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:

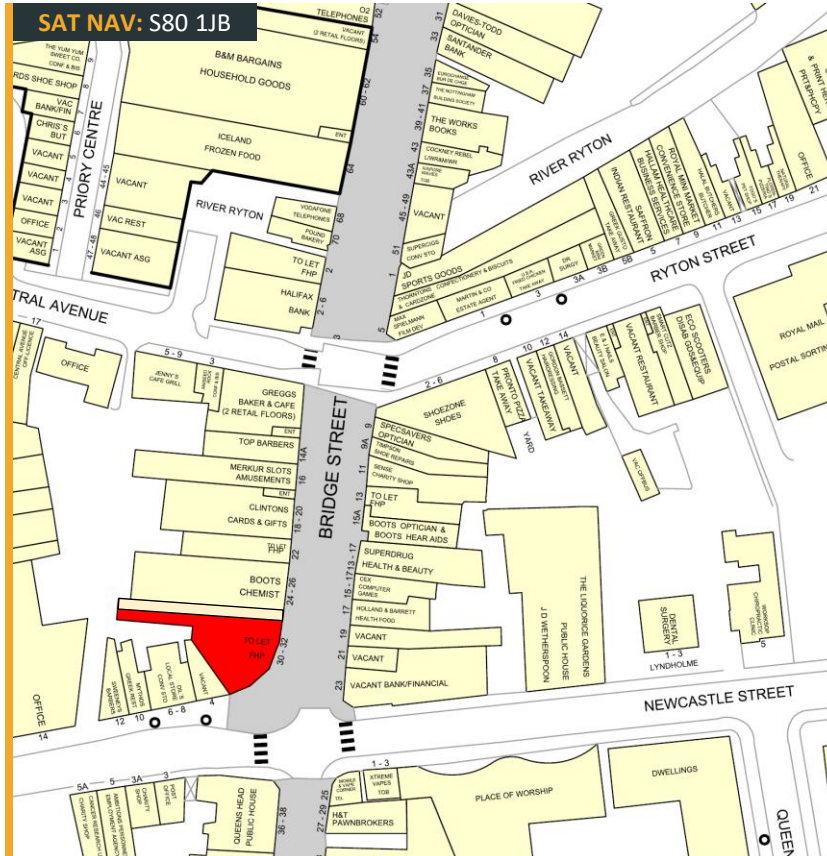
**£55,000 per annum**

## VAT

VAT is applicable at the prevailing rate.

## EPC

A copy is available upon request.



## 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:

**Ellis Cullen**  
07450 972 111  
ellis.cullen@fhp.co.uk

**Alan Pearson**  
07876 396 005  
alan@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG

fhp.co.uk  
13/09/2023