

## Prominent retail unit in busy town centre

### Ground floor sales 66.61m<sup>2</sup> (717ft<sup>2</sup>)

- High footfall prime pedestrianised location
- Clear regular shaped sales area with modern shop front
- Nearby occupiers include to Boots, Iceland, Vodafone and Greggs
- Quoting rent - £17,500 per annum



**TO LET**



Location



Gallery



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## Location

Worksop is a thriving market town with a resident population of approximately 43,435 persons and a district population of around 117,800 (Census 2021).

The premises occupy the prime location within the pedestrianised section of Bridge Street immediately adjacent to Vodafone. Other nearby occupiers include Boots Opticians, W H Smith, Superdrug, Greggs, Holland & Barrett and J D Sports.

New lettings have recently been agreed with good national tenants Sense and Sports Direct, further strengthening the offering of Worksop town centre.

## Accommodation

The premises are arranged over ground and first floor with the benefit of rear servicing and provides the following approximate accommodation:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	66.61	717
First floor ancillary	36.60	394
<b>Total</b>	<b>103.21</b>	<b>1,111</b>

(This information is given for guidance purposely only)





## Lease Terms

The property is available for a term of years to be agreed on an effective full repairing and insuring lease.

## Rent

The property is available at a quoting rent of:

**£17,500 per annum**

## Planning

We understand the property has planning consent for **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

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

Rateable Value (RV): £15,500

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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.





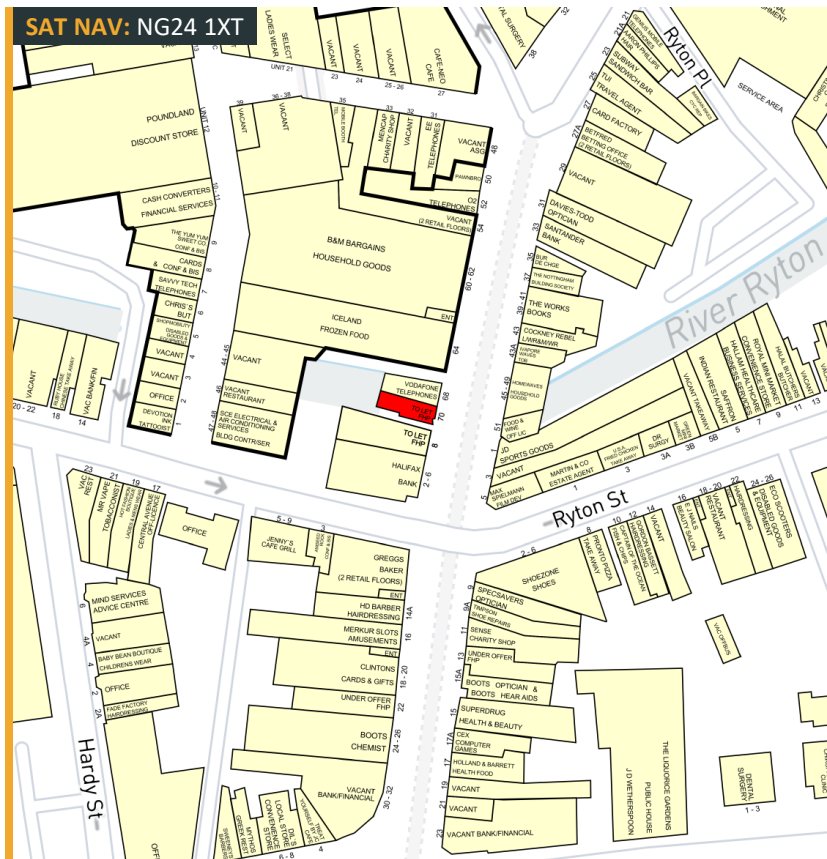
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## EPC

The property has an EPC rating of 112 falling within Band E.

## Legal Costs

Each party are responsible for 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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15/05/2025