

## Prominent fully refurbished retail unit in busy town centre

73.6m<sup>2</sup>  
(792ft<sup>2</sup>)

- Sought-after high street position on Bridge Place
- £20,000 grant available for fit out costs
- Fully refurbished unit ready for immediate occupation
- Nearby occupiers include to **Boots, Iceland, Vodafone and Greggs**
- Quoting rent - £16,000 per annum



**TO LET**



Location



Gallery



Contact



Location



Gallery



Contact

## Location

Worksoop is a thriving market town with a resident population of approximately 43,435 persons, the largest town in the Bassetlaw District with a district population of around 114,143.

Worksoop Town Centre is undergoing a transformation as part of the Priory Centre redevelopment. The plans include demolition of the existing 21 units to create a new entertainment and leisure centre. The scheme is set to feature a brand-new bowling alley, climbing wall, indoor adventure play area and café.

The premises occupy a prime location within the pedestrianised section of Bridge Street immediately adjacent to JD Sports. Other nearby occupiers include Boots, Max Spielmann, Specsavers and Greggs.



## EPC

The EPC information is available from the agents.

## 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.





## Accommodation

The premises has undergone full refurbishment to include a white boxed ground floor sales area together with new staff welfare facilities to the rear. The unit is ideal for a range of uses and will be ready to move in to immediately.

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	57.60	620
Ancillary	16.00	172
<b>Total</b>	<b>73.6</b>	<b>792</b>

There are three car parking spaces to the rear of the property available at £90 per month subject to availability and licence.

(This information is given for guidance purposely only)

## Lease Terms

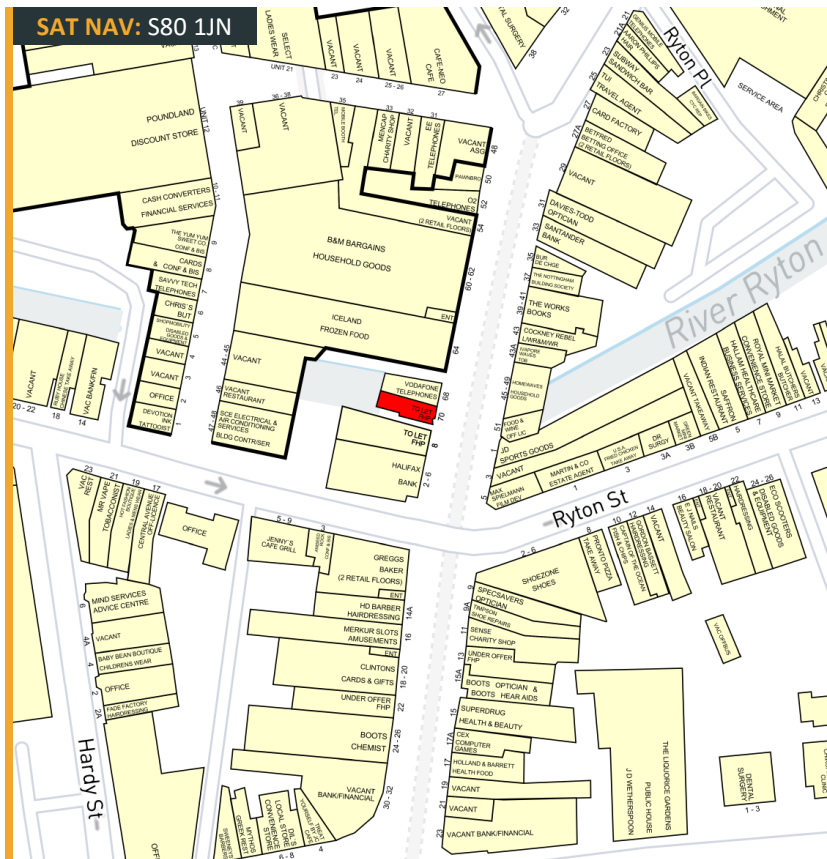
The property is available for a term of years to be agreed on an effective full repairing and insuring lease.

## Rent

The property is available at a quoting rent of:

**£16,000 per annum**





## Service Charge

There will be service charges payable to cover the maintenance of the roof and drains. This is at a cost of £1,000 per annum fixed for five years.

## Business Rates

The landlord will submit a Check Challenge Appeal with the Valuation Office Agency as the demise has changed. We understand from the landlord's advisors that the property will benefit from a small business rates relief which will significantly reduce or remove the rates charge. 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.

## Further Information

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

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