70 Bridge Place | Worksop | Nottinghamshire | S80 1JN

Prominent fully refurbished retail unit in busy town centre

73.6m² (792ft²)

- 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 - £14,000 per annum
- Offers in the region of £165,000



FOR SALE/ TO LET

Location | Gallery | Contact

FHP
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Location

Worksop 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.

Worksop 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	m²	ft²
Ground floor sales	57.60	620
Ancillary	16.00	172
Total	**73.6**	**792**

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

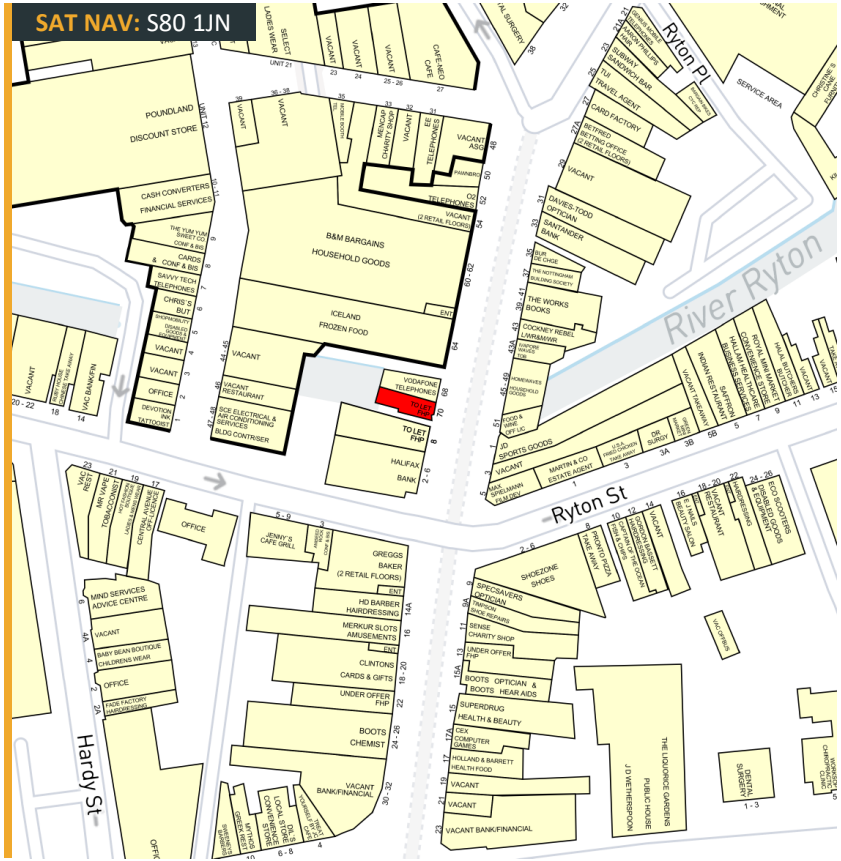
The property is available at a quoting rent of:

£14,000 per annum

Price

The freehold is available at offers in the region of:

£165,000



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.

VAT

VAT is applicable.

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. From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p. (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:-

Lex Grace
07887 787 885
lex.grace@fhp.co.uk

Jack Shakespeare
07903 521 781
jack@fhp.co.uk

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

fhp.co.uk
0115 950 7577

Please **click here** to read our "Property Misdescriptions Act". E&OE.

04/11/2026