

24-26 Ryton Street | Worksop | Nottinghamshire | S80 2AU

## Prominent Retail Unit in Worksop Town Centre

### Ground Floor Sales

132.28m<sup>2</sup> (1,424ft<sup>2</sup>)

- Located on Ryton Street in town centre
- Well-presented ground floor retail unit
- Use Class E
- Nearby occupiers include **Shoezone**, **Martin & Co Lettings and Estate Agents** and **Mt. Coffee**
- Quoting rent £12,000 per annum



**TO LET**



Location



Gallery



Contact



## 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.

The property is located on Ryton Street, Worksop. Ryton Street intersects the main high street and Worksop providing a prime location within the town centre. Nearby occupiers include Shoezone, Max Spielmann, Martin & Co Lettings and Estate Agents and Mt. Coffee.

## The Property

The subject property is a ground-floor retail unit comprising a sales area, a staff room, ancillary storage and a WC.

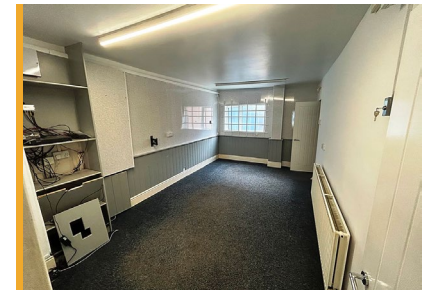
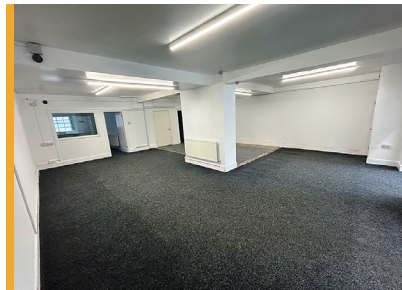
The property also benefits from rear loading access with parking availability.

## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	132.28	1,424

(These measurements are given for information purposes only.)





## Lease Terms

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

## Rent

The property is available at a rent of:-

**£12,000 per annum exclusive  
(twelve thousand pounds)**

## Planning

The property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre and gym.

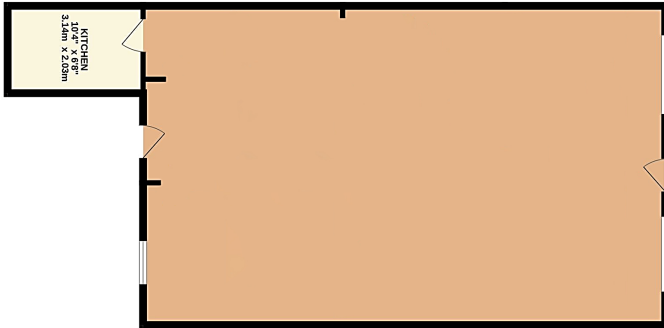
This information is for guidance only and all parties should check themselves with the local planning authority.

## Business Rates

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

**Rateable Value from 1<sup>st</sup> April 2026:           £17,250**

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.



BASEMENT  
1038 sq.ft. (96.2 sq.m.) approx.



## VAT

VAT is applicable.

## Legal Costs

Each party will bear their own legal costs incurred.

## EPC

The property has an EPC rating of D (87). A copy of the Energy Performance Certificate is available upon request.

## Further Information

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

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16/03/2026

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.