

Prominent Retail/Leisure opportunity available in Worksop

Ground Floor Sales 527m² (5,672ft²)

- Prominently situated on Newcastle Avenue with strong visibility
- Substantial open plan flexible accommodation
- Ground floor: 527m² (5,672ft²)
- First floor: 184m² (1,981ft²)
- Suitable for a variety of uses (subject to planning)
- Public car park in the immediate vicinity (89 spaces)
- Nearby occupiers include Salvation Army, Dukeries Brewery and Kwik Fit
- Quoting rent - £40,000 per annum exclusive
- Price on application



TO LET/MAY SELL



Location



Gallery



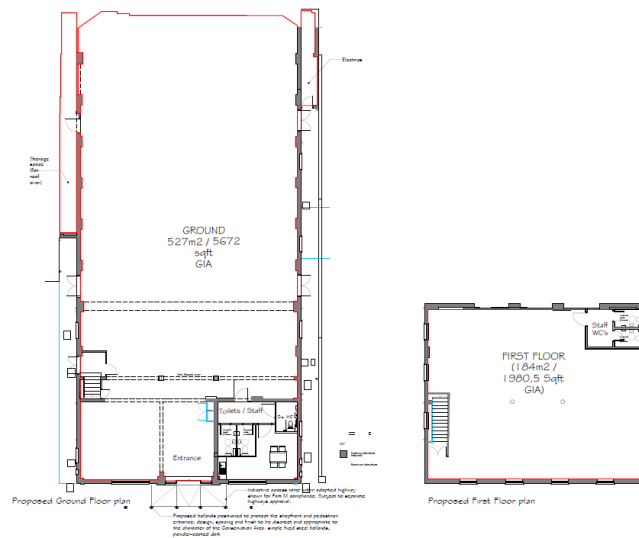
Contact

Location

Workshop 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.

Workshop 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.

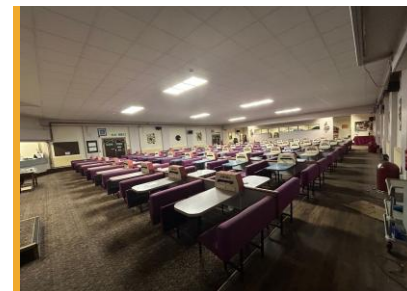
The property occupies an excellent prominent position on Newcastle Avenue, a short distance from Workshop town centre and main pedestrianised retail pitch. Nearby operators include Kwik Fit, Salvation Army and Dukeries Brewery with the benefit of Newcastle public car park in very close proximity.



The Property

The subject property is a former Bingo Hall and comprises substantial open plan, flexible accommodation that can be tailored to suit the individual needs of tenant requirements. To the left hand elevation is a staircase leading up to the first floor which provides further accommodation.

The property is currently pending approval from the Local Planning Authority for a new shop front to benefit from glazed frontage, further details are available on request.





Location



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Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground floor	527	5,672
First floor	184	1,981
Total	711	7,653

(These measurements are given for information purposes only.)

Lease Terms

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

Rent/Sale Price

The property is available at a rent of **£40,000 per annum**.

Price on Application.

Planning

The property is currently undergoing a change of use to **Use Class E** and can therefore will be suitable 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.

EPC

A copy of the Energy Performance Certificate is available upon request.



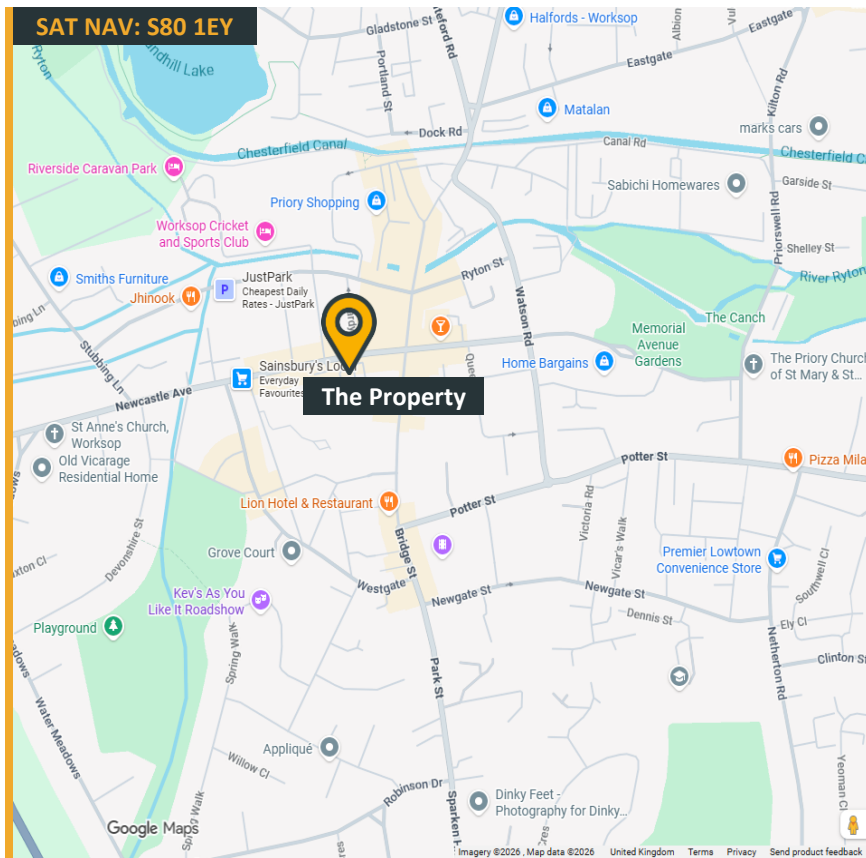
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Business Rates

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

Rateable Value (RV): £7,750

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.

VAT

VAT is applicable.

Legal Costs

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