

## SUBSTANTIAL SHOP TO LET

### 32/36 BRIDGE PLACE WORKSOP S80 1JS

#### LOCATION

Worksop is a thriving market town with a resident population of approximately 39,000 persons and a district population of around 108,000.

#### SITUATION

The shop occupies a prominent location close to the main entrance to The Prior Shopping Centre with other retailers in the close vicinity including Bonmarche, Greggs, Card Factory and M&Co.

The shop is indicated on the attached plan.

#### DESCRIPTION

The shop benefits from a substantial frontage to Bridge Place with well configured ground floor retail space suitable for a variety of large space occupiers. The first floor can be used for either sales or storage and there is the advantage of rear serving and car parking.

#### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	18.41m	60'5"
Internal Width	16.76m	55'0"
narrowing to	10.06m	33'0"
Shop Depth	41.70m	136'10"
GF Sales	538.82 sq.m.	5,800 sq.ft.
FF Sales/Storage	510.95 sq.m.	5,500 sq.ft.

There is car parking and loading to the rear of the property.



#### LEASE

The shop is available on a full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews.

#### RENTAL

We are seeking offers in the region of **£70,000 per annum exclusive**.

#### RATES

We understand the property is assessed as follows:-

Rateable Value	£78,000
Rates Payable	£37,440 (approx)

#### ENERGY PERFORMANCE CERTIFICATE

Awaited.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

#### VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

#### VIEWING

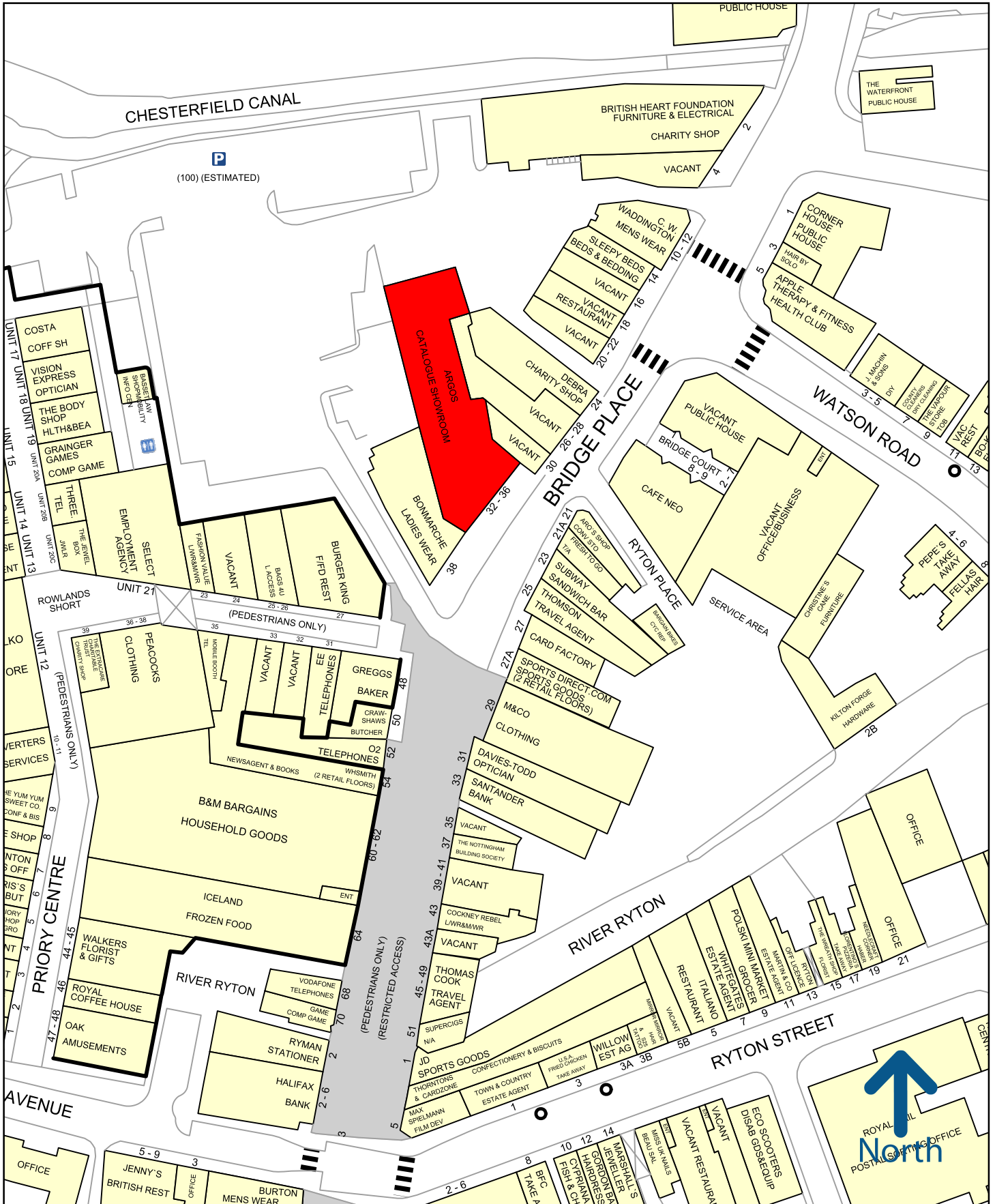
By appointment with the sole agents:-

#### Brackenridge Hanson Tate

Tel: 0113 244 9020  
Ref: Robin Hanson  
Email: [robin@bht.uk.com](mailto:robin@bht.uk.com)

#### SUBJECT TO CONTRACT

Details prepared: 26<sup>th</sup> June 2017



Experian Goad Plan Created: 22/06/2017  
Created By: Brackenridge Hanson Tate

