

## PRIME RETAIL UNIT TO LET

### 13 BRIDGE STREET WORKSOP S80 1DP

#### LOCATION

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

The premises occupy a prime location within the pedestrianised section of Bridge Street immediately adjacent to Ponden Mill and close to Boots Opticians. Other nearby occupiers include Boots the Chemists, Clinton Cards, Specsavers and Superdrug.

#### ACCOMMODATION

The premises are arranged over ground, first and second floors and have the following approximate dimensions and areas:-

GF Sales	1,021 sq.ft.	94.85 sq.m.
FF Stores	736 sq.ft.	68.37 sq.m.

Servicing is from Bridge Street via the shop entrance.

#### LEASE

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

#### RENT

£28,000 per annum exclusive.



#### RATES

We understand the property is assessed for rating purposes as follows:-

Rateable Value	£26,000
Rates Payable	£12,480 (estimate)

#### ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (113).

A copy of the EPC is available on request.

#### LEGAL COSTS

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

#### VAT

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

#### VIEWING

By appointment with the joint agents:-

#### Brackenridge Hanson Tate

Tel: 0113 244 9020

Ref: Robin Hanson – [robin@bht.uk.com](mailto:robin@bht.uk.com)

#### Fisher Hargreaves Procter

Tel: 0115 908 2104

Ref: Mark Bradley – [markb@fhp.co.uk](mailto:markb@fhp.co.uk)

**SUBJECT TO CONTRACT**  
Details prepared: Feb 2019

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