

PROMINENT RETAIL UNIT TO LET



70 BRIDGE STREET, WORKSOP, S80 1JN

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 premises occupy a prime location within the pedestrianised section of Bridge Street immediately adjacent to Vodafone and Ryman Stationery. Other nearby occupiers include Boots Opticians, WH Smith, Superdrug, Greggs, Holland & Barrett, O2 and JD Sports.

DESCRIPTION

The premises are arranged over ground and first floor.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Internal Width (max)	5.50m	18'4"
Shop Depth (max)	13.70m	45'4"
GF Sales	66.61 sq.m	717 sq.ft
FF Ancillary	36.60 sq.m	394 sq.ft

The premises benefit from rear servicing.

LEASE TERMS

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

RENTAL

£22,500 per annum exclusive.

RATES

We understand the property is assessed as follows:-

Rateable Value	£21,250
Rates Payable	£10,710 (approx)

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (112). A copy of the EPC is available on request.

LEGAL COSTS / VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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Subject to Contract
Oct 2019

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Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.