



Bridge Street

Worksop, S80 1DP

**Worksop is a thriving market town with a
resident population of approximately
39,000 persons**

1,097.10 sq ft
(101.92 sq m)

- Prime pedestrianised location
- Ground and first floor retail unit suitable for a variety of uses (subject to planning)
- Nearby occupiers include Boots Pharmacy, Greggs, Clinton Cards and Timpsons
- Rent £15,000 per annum exclusive

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Summary

Available Size	1,097.10 sq ft
Rent	£15,000 per annum
Rates Payable	£9,106.75 per annum
Rateable Value	£18,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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 Boots Opticians. Other nearby occupiers include Boots the Chemists, Clinton Cards, Specsavers and Superdrug.

Terms

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

VAT

VAT is not applicable on the rent

Planning

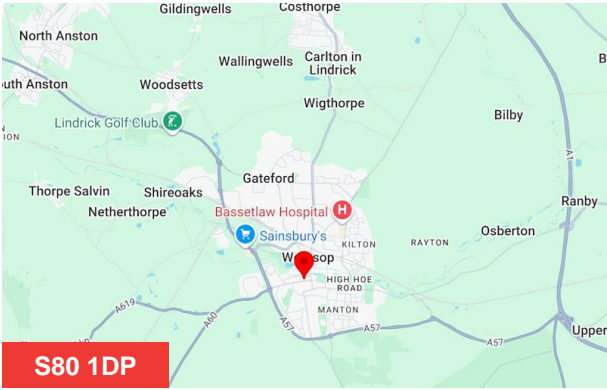
It is understood the property falls within Use Class E which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

EPC

A copy of the EPC is available on request.

Legal Costs

Each party are to bear their own legal costs incurred.



Viewing & Further Information



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