

RETAIL OPPORTUNITY

19 & 21 Bridge Street, Worksop S80 1DP

RENT! TWO GROUND FLOOR RETAIL UNITS WITH FIRST FLOOR STORES/OFFICE, AVAILABLE INDIVIDUALLY OR COMBINED

- 19 Bridge Street – 956 sq ft
£17,500 per annum
- 21 Bridge Street – 482 sq ft
£12,000 per annum
- The units can be let individually or combined to create a ground floor retail of 133.56 sq m (1,438 sq ft) plus first floor stores/office
- Nearby occupiers include HSBC, Barclays Bank, Boots & Superdrug



LOCATION:

The properties occupy a prominent position on Bridge Street, the pedestrianised thoroughfare in Worksop town centre.

Surrounding occupiers in the immediate vicinity include a range of national retailers such as HSBC, Barclays Bank, Boots, Holland & Barratt, Superdrug & JD Wetherspoon.

DESCRIPTION:

The properties form two adjacent retail units set within a parade on the pedestrianised Bridge Street in Worksop.

19 Bridge Street was formally occupied by Greggs and provides open plan ground floor sales area with first floor storage and WC's. The property is in shell condition ready for an occupiers fit-out.

21 Bridge Street provides an open plan fully fitted ground floor retail unit with glazed shopfront and electric shutter. At first floor there is storage and WC facilities.

ACCOMMODATION: (Areas taken from the VOA website)

DEMISE	SQ M	SQ FT
19 Bridge Street (GF Retail):	88.79	956
First Floor (Stores):	27.9	300
First Floor (Staff):	14.7	158
TOTAL:	131.39	1,414
21 Bridge Street (GF Retail):	44.77	482
First Floor (Stores):	35.2	379
First Floor (Office):	10.6	114
TOTAL:	90.57	975

TERMS:

The properties are available on new FRI leases for a term of years to be agreed. Temporary lettings will be considered.

RENT:

The properties are available to rent at a level of:-

19 Bridge Street - £17,500 Per Annum

21 Bridge Street - £12,000 Per Annum

A quoting rent for the combination of the units is available upon request.

RATES:

	19	21
Rateable Value:	£16,750	£11,500
Rates Payable 2023/24:	£ 8,576	£ 5,888

PLANNING:

A1 (Shops) within use class E.

VAT:

Vat is applicable to the rent.

EPC:

EPC's have been commissioned.

VIEWINGS:

Please contact heb 0115 950 6611 or our joint agents at Brown & Co:
Paul White
01777 712 942
pdwhite@Brown-co.com

**Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Will Torr 0115 979 3491 wtorr@heb.co.uk**

0115 950 6611

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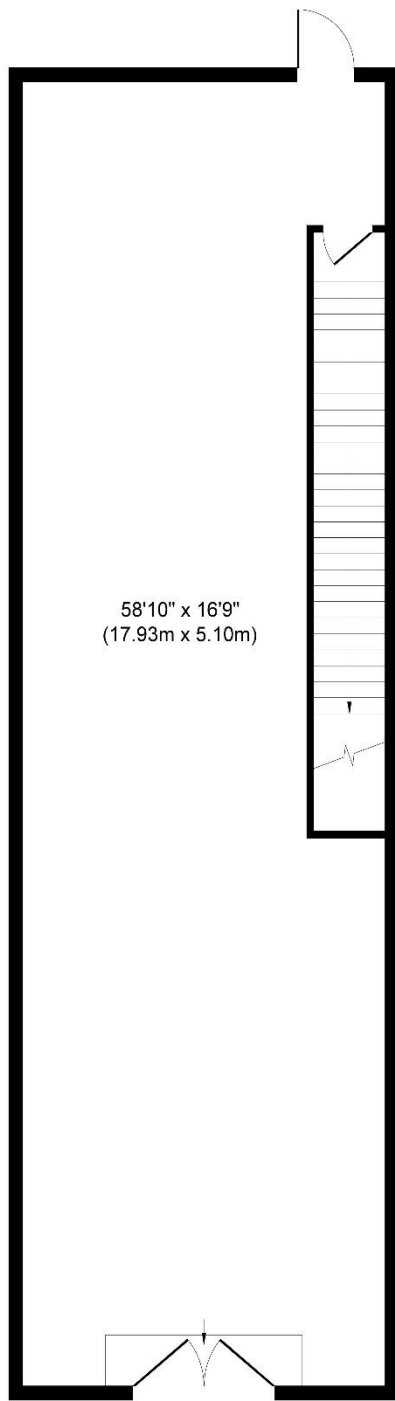


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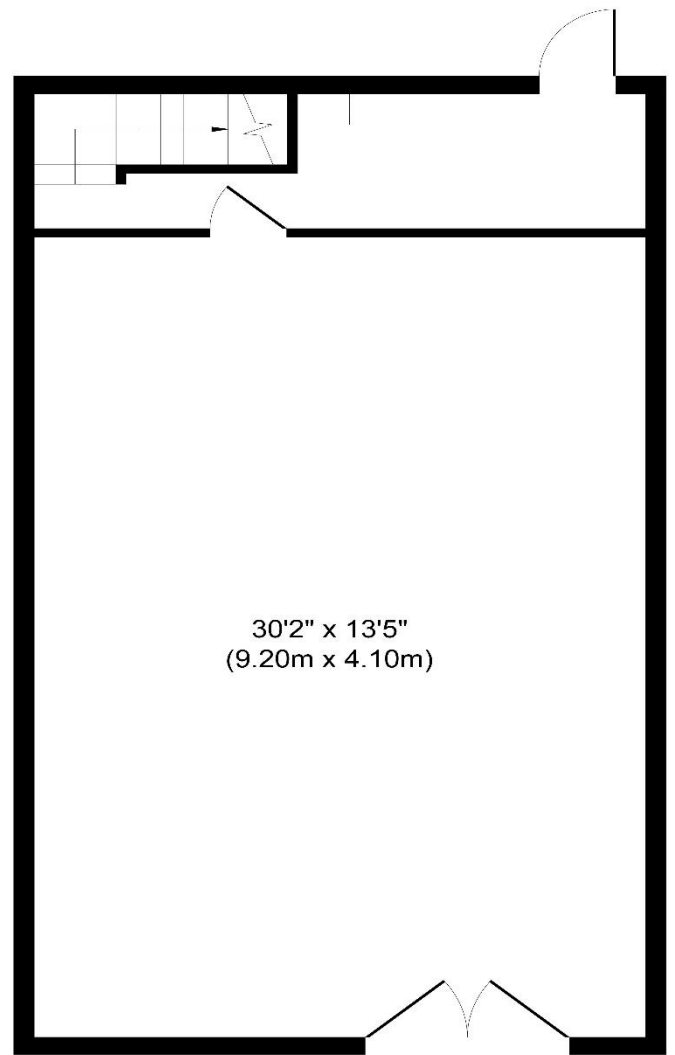
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19 BRIDGE STREET, WORKSOP



Ground Floor

21 BRIDGE STREET, WORKSOP



Ground Floor

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