
TO LET



Worksop Railway Station, Carlton Road, Worksop S81 7AG

Commercial Premises

371 - 1,002 Sq Ft
(34 - 93 Sq M)

- ✓ Available for immediate occupation
- ✓ New lease available
- ✓ Annual station footfall of 389,661
- ✓ Prominent location within main Station Buildings
- ✓ Suitable for a variety of uses
- ✓ Available as a whole or separately



DESCRIPTION

On behalf of Northern, an opportunity is available within the Grade II listed Jacobean style station which opened in July 1849.

The opportunity comprises four rooms which are verged pink on the plan and can be accessed from the Leeds/Sheffield platform (platform 1).

The space can be let as a whole or separately and are considered suitable for a variety of commercial uses and have previously been used as photography studio and more recently a dance school.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit A	706	66
Unit B	371	34
Total	1,002	93

LOCATION

Worksop station sits on the Sheffield-Lincoln Line and the Robin Hood Line and is situated an approximate 15 minute walk from the town centre just off the busy Carlton Road with Doncaster and Sheffield approximately 15 miles away and Nottingham 24 miles away.

There are regular services to Sheffield/Leeds and Nottingham/Lincoln from the station.

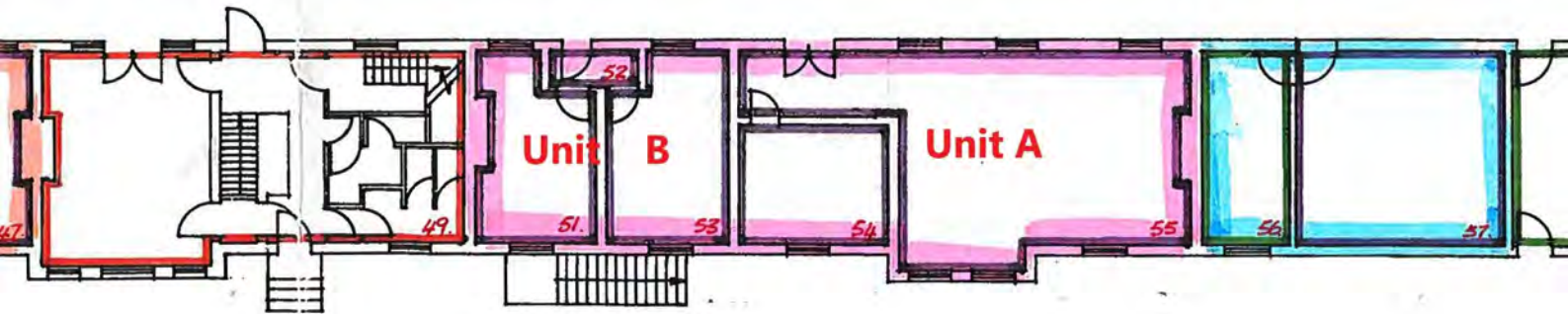
The station has an annual footfall figure in excess of 389,661.

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.



LOCAL DEMOGRAPHICS - NOMIS

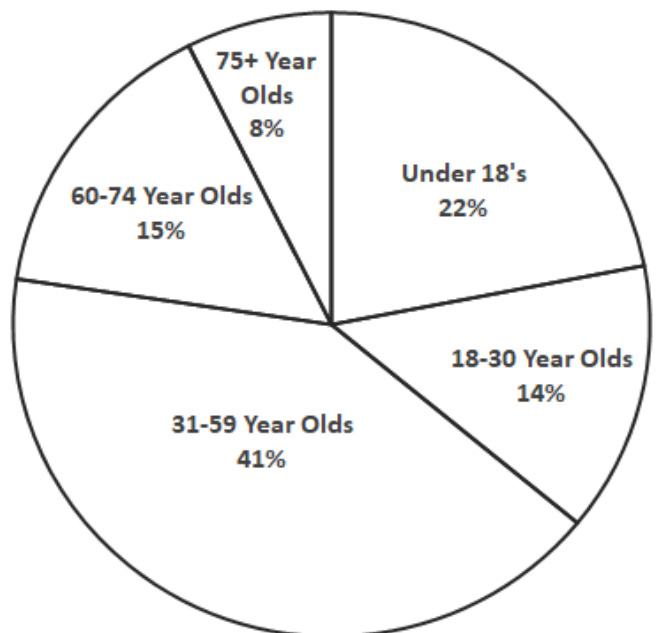
Average Household Income: £

Typical Occupation: Elementary Occupations

Households with no car: 24.4%

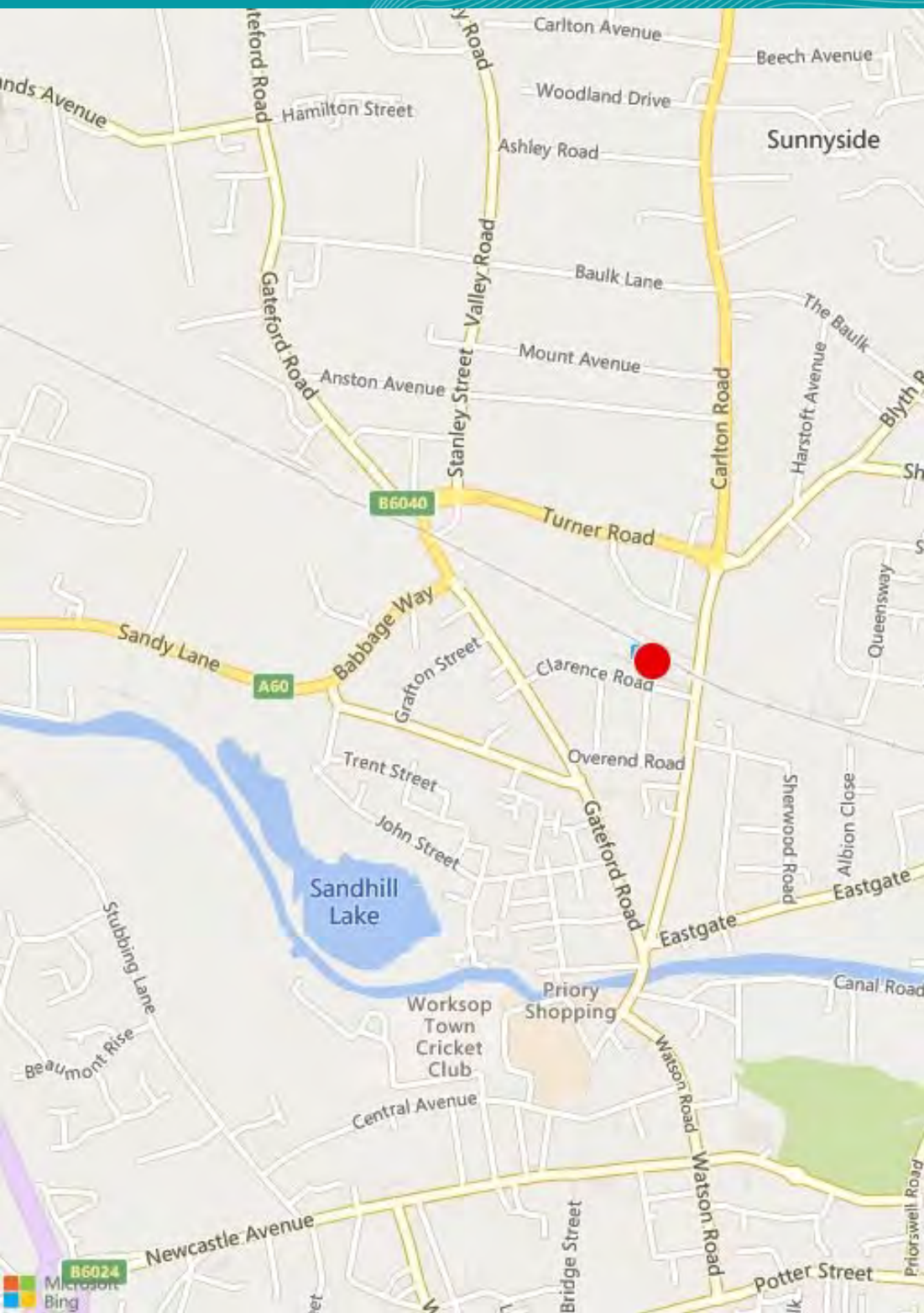
Level 4 Qualifications or above: 18%

Total Population : 41,820



NEARBY ATTRACTIONS

- CA** North Notts Community Arena
- M** Museum
- L** Worksop Library
- NT** Mr Straw's House (National Trust)



TERMS

An effective internal repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act 1954 is offered for a term to be agreed.

RENT

Prospective tenants are asked to submit rental offers exclusive of rates, taxes, and all other outgoings.

BUSINESS RATES

The Tenant will be responsible for the Business Rates payable, interested parties are advised to contact the VOA direct.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

The property has an EPC rating of E (120).

<https://www.lsh.co.uk/property-search/transport/northern>

[lsh.co.uk](https://www.lsh.co.uk)

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Oscar Pickering
07895 312503
opickering@lsh.co.uk

Letting FAQ's

- **Lease Length**
Typical lease terms are between 3 and 6 years however longer or shorter terms are possible
- **The Rent**
The Landlord may set a required minimum guaranteed rent or in certain circumstance may seek offers where the interested party is required to put forward a rent that they could afford to pay per annum based on their business plan
- **Minimum Guaranteed Rent/Turnover Percentages**
The Landlord usually requires tenants to pay a percentage of turnover net of VAT which is to be underpinned by a minimum guaranteed rent. As a guide between 15% - 20% for catering use, circa 10% - 12% for alcohol based use, between 5% - 7% for convenience use and 10% for ancillary retail.
- **Is there a rent free period?**
Depending on the level of investment and the type of property the Landlord is open to discussing a rent free period. Typically this could be the length of the tenant's works or up to the date the tenant commences trading, or for schemes with substantial tenant investment the rent free period could increase to 6 or 12 months
- **Do I need planning permission?**
Planning permission maybe required in exceptional circumstances. Listed Building Consent may be required if the station is Listed. Interested parties will be responsible for liaising with the Local Authorities to determine if planning is required
- **Who is the Landlord?**
Northern Trains Limited
- **What is the service charge and insurance?**
The service charge will usually be a fixed sum or 7.5% of the minimum guaranteed rent. The service charge covers common services provided by the Landlord that could include lighting, heating, security, estate maintenance of the common areas, tenant refuse collection etc. The insurance charge is a Tenant contribution towards the overall station insurance premium, usually a fixed fee or 2.5% of the minimum guaranteed rent
- **How much are the legal fees?**
The Landlord expects the Tenant to pay their fees towards the lease preparation costs which will be £1,500 plus VAT.
- **How long will the process take?**
Typically the process can take between 3 and 6 months but could be longer or shorter depending on the complexity of the letting and whether planning/Listed Building Consent is required or if Superior Landlord's consent is required to any works or if they are party to the lease.