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## 19 Bridge Place, Worksop, S80 1DT

### FOR SALE OR TO LET

Prominent corner retail unit with upper floors

- Currently being refurbished/redecorated
- Close to The Priory Centre
- Adjacent to the new Worksop Access To Skills Hub (currently under construction)
- EPC tbc

**116.2 sq m (1,250 sq ft)**

## Location

The property is located on Bridge Place to the top end of Bridge Street in the centre of Worksop.

Worksop is approx. 20 miles east-south-east of Sheffield and 8 mile west of Retford. Worksop has a population of approx. 45,000.

## Description

The property provides a ground floor retail area with storage, kitchenette and WC. Stairs lead to upper floors with potential for use as residential in conjunction with the shop subject to any necessary consents. The building is currently being refurbished/decorated. There is no parking with the building.

## Accommodation

Total net internal area approx. 1,250 sq ft including ground floor of approx. 612 sq ft.

## Business Rates

The property is assessed to rateable value £8,400 giving a full rates payable of £4,191.60 for 2021/22. Qualifying small businesses will benefit from 100% Small Business Rates Relief.

## Planning

Previously retail under Class A1 now new Class E.

## Tenure

For sale at a guide price of £90,000. Also available to let at a rent of £9,000 pa for a term of years to be agreed.

## VAT

VAT maybe chargeable.

## Legal Costs

Each party to pay their own.

## EPC Rating

An EPC will be provided on completion of the refurbishment works.

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

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Brochure prepared in September 2021



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