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19 & 21 Bridge Street, Worksop, S80 1DP

£12,000 pax & £17,500 pax

- Can be let individually or combined
- Prime located retail units
- Ground floor retail areas with first floor storage/office plus WCs
- EPCs awaited

No. 19 1,414 sq ft

No. 21 975 sq ft

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 occupiers fit out. The landlord may undertake a level of redecoration.

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

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

Floor areas taken from the VOA listings.

Services

Not tested by the agents so any prospective tenant must make their own investigations.

Business Rates

	19	21
Rateable Value:	£16,750	£11,500
Rates Payable 2022/23:	£8358.25	£5,738.50*

***NOTE:** Qualifying small business will be able to claim 100% Small Business Rates Relief on unit 21 as the Rateable Value is below the £12,000 threshold.

The 2023/24 Retail, Hospitality and Leisure business rates relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business.

Planning

A1 (shops) within the current/new Class E.

Tenure

The two shops are to let on new leases for a period to be agreed and at the following rents:

No. 19 £17,500 pa + VAT.

No. 21 £12,000 pa + VAT

VAT

VAT is chargeable on the rents.

Legal Costs

Each party to pay their own.

EPC Rating

TBC

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

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September 2023

Joint agents: heb Chartered Surveyors - contact: Nick Morgan

tel: 011 979 3495



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