



## Bridge Street

Worksop, Nottinghamshire, Nottinghamshire, 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

# Bridge Street, Worksop, Nottinghamshire, Nottinghamshire, S80 1DP

## Summary

<b>Available Size</b>	1,097.10 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rates Payable</b>	£9,106.75 per annum
<b>Rateable Value</b>	£18,250
<b>EPC Rating</b>	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.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Sales	1,021	94.85	Available
1st - Stores	736	68.38	Available
<b>Total</b>	<b>1,757</b>	<b>163.23</b>	

## 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

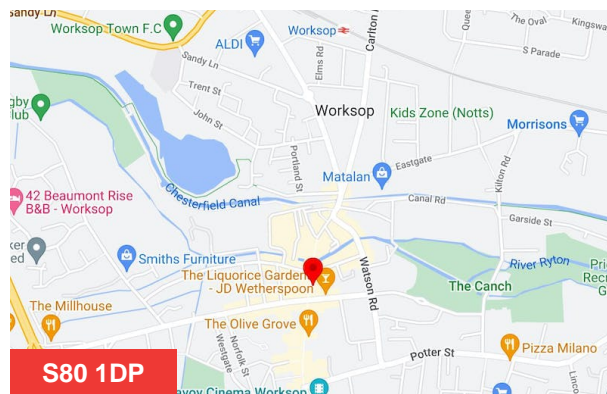
It is understood the property falls within Use Class E which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

## 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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