

0114 2449121

eddisons.com

RETAIL - TO LET

Eddisons



**UNIT 3, THE PRIORY CENTRE, WORKSOP S80 1JR**

**Rent: £11,000 per annum exclusive**

**Size: 458 sq ft (42.55 sq m)**

- Busy Town Centre location.
- Adjacent to the Town Centre's principal car park.
- Suitable for a variety of retail uses.
- Rent incentives available.
- Available on a new lease.

## LOCATION

The property is located just off Central Avenue and comprises part of the soon to be reconfigured Priory Shopping Centre in Worksop Town Centre. Priory Shopping Centre is the prime retail destination in Worksop Town Centre.

Nearby occupiers include Sports Direct, Poundland, Costa and EE.



## DESCRIPTION

The property comprises of a ground floor retail unit plus internal staircase to the first floor.

Stores and a kitchen plus male and female toilets are located on the first floor.

## SERVICES

It is understood that all mains services with the exception of gas are connected to the property.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## PLANNING

It is understood that the property has E use classification. Whilst the property is suitable for a variety of uses interested parties should contact Bassettlaw Council to satisfy themselves as to their proposed used.

## ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
<b>Ground Floor</b>		
Retail	42.6	458
<b>First Floor</b>		
Stores/Kitchen	30.5	328
Ladies and Gents WC's	-	-



## RENT

The rent will be £11,000 per annum exclusive plus service charge.

## VAT

We understand that VAT is payable in this instance.

## LEASE TERMS

The property is available by way of a new 3, 6 or 9 year full repairing and insuring lease. Rental incentives are available in the first year of the term.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £7,800.

## TENURE

Leasehold

For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

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## EPC

The property has been graded as D(76).

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## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref:

For more information, visit [eddisons.com](https://www.eddisons.com)

T: 0114 2449121

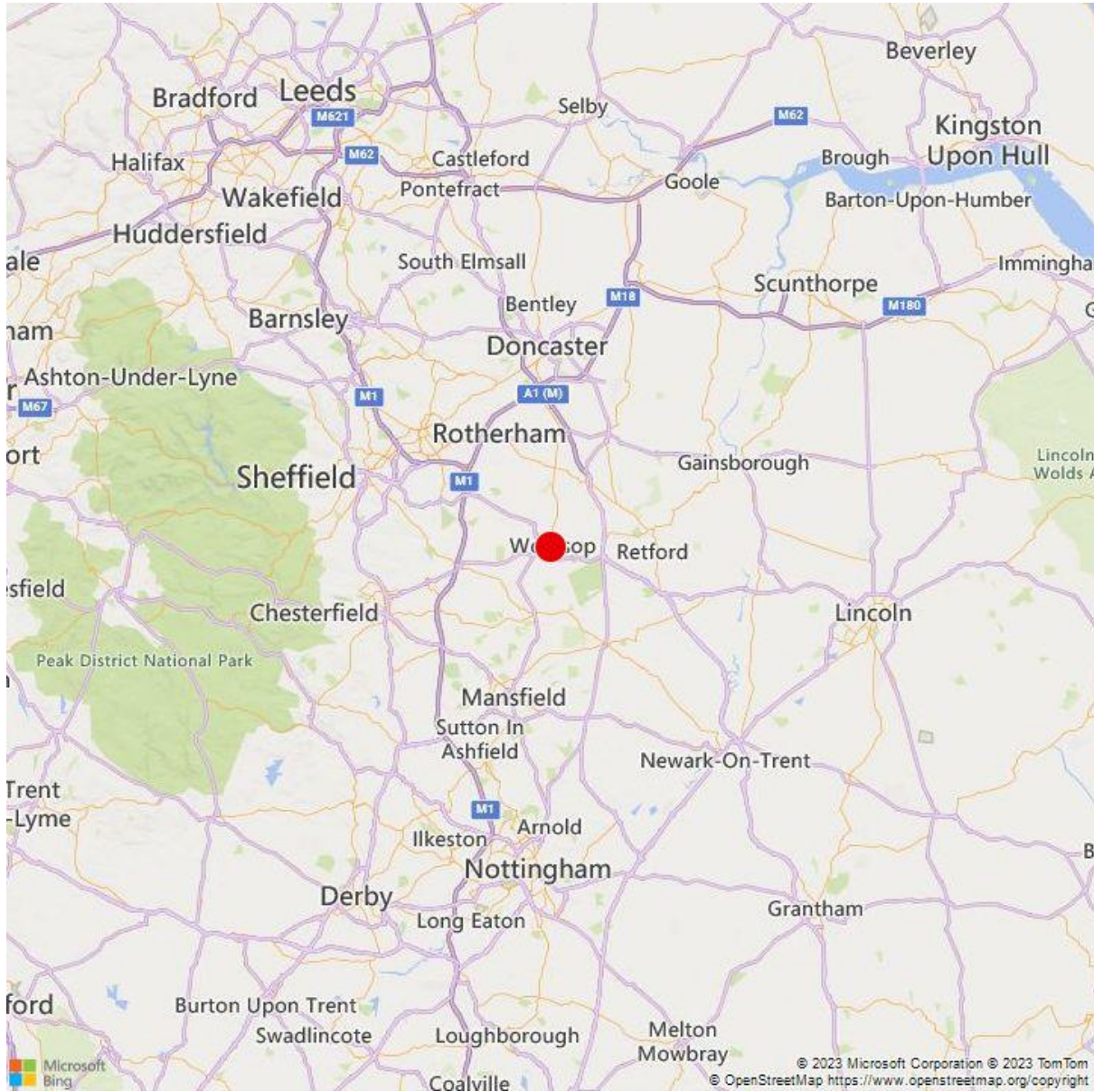
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