



Sanderson  
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**TO LET**

Retail unit/ office with first floor



Unit 3, 3-5 Newcastle Avenue, Worksop S80 1EY

[sw.co.uk](http://sw.co.uk)



- **Prominent retail unit in good condition, immediately suitable retail or office uses.**
- **Adjacent to car park.**
- **Net internal area 1,287 sq ft (119.6 sq m)**
- **Rental of £12,500 pa**

#### **Location**

The property is located on the southern side of Newcastle Avenue, opposite its junction with Hardy Street within Worksop town centre, on the edge of the main retail area. There is a pay and display car park next to the property.

#### **Description**

Unit 3 Newcastle Street is a mid-terrace retail unit which has been fitted out as an office, with partitioned meeting room to the rear. It is of brick construction with a UPVC double glazed shop frontage. The first floor provides meeting room, kitchenette/ staff room and two WCs.

The property is in good condition with a fit out providing a suspended ceiling with integral lighting, gas fired central heating, carpeted ground floor and meeting room.

The property extends to a total net internal area of 119.6 sq m ( 1287 sq. ft) with a ground floor area of 929 sq. ft.

#### **Use**

The unit benefits from permission to be used as a shop/ general business premises, under class E.

#### **Rent**

Rent of £12,500 per annum, exclusive, subject to contract.

#### **VAT**

The property is elected for VAT, which will be charged in addition to the rent.

#### **Lease**

The property is available by way of a new full repairing and insuring lease, for a minimum term of five years. A rent deposit and references will be requested.

#### **Rating assessment**

The property has a rateable value of £11,000 (2023 assessment).

Business Rates are payable by the tenant but may be subject to rates relief for a small business.

#### **Services**

We understand that mains electricity, gas, water and drainage are connected to the property. The in-going tenant will be responsible for all utility costs.

None of the services or installations have been tested by the landlord or their agents and therefore no warranties can be provided as to their condition or suitability for future use.

#### **Energy performance**

The property has an EPC rating of band D with a score of 77 points.



Strictly by prior appointment  
with the sole agents:

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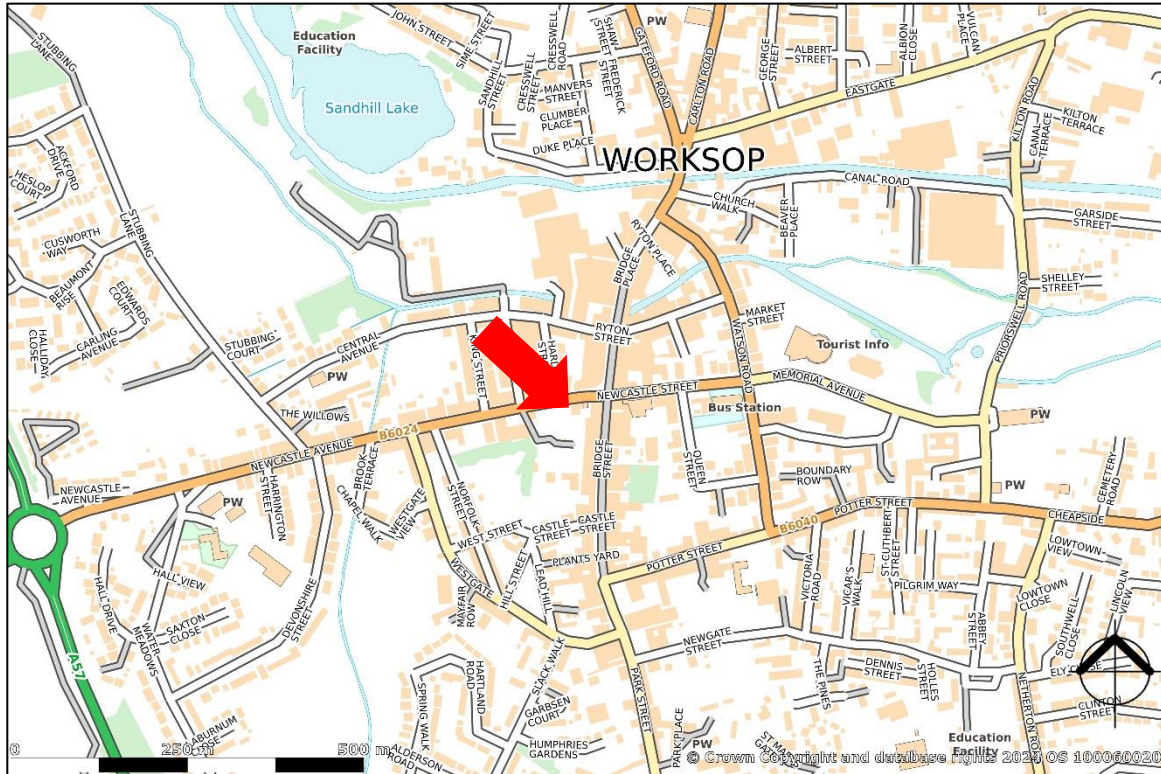
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