Sanderson Weatherall

**Unit 4, 3-5 Newcastle Avenue, Worksop S80 1EY**

### 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 4 is an end of terrace retail unit of two storey brick construction under a clay tiled pitched roof. The ground floor provides a main retail area with glazed shop front and store room to the rear. The first floor provides a partitioned managers office, staff room/ work room with kitchenette and separate WC.

The retail area presents well and has laminate flooring, suspended ceiling with integral lighting and comfort cooling. There is also a rear yard for bin storage.

The property extends to a total net internal area of 1,373 sq ft (127.6 sq m), with a ground floor area of 901 sq. ft.

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

### Rent
Rent of £13,000 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 internal 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 £10,500 (2023 assessment).

Business Rates are payable by the tenant but may be subject to rates relief for a small business.
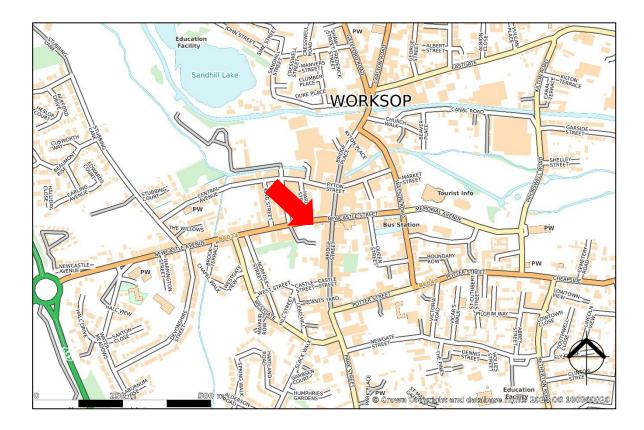
### Services
We understand that mains electricity, water and drainage are connected to the property. The in-going tenant will be responsible for all utility costs.

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
To be confirmed.

- **Prominent retail unit in good condition, immediately suitable for occupation.**

- **Adjacent to car park.**

- **Net internal area of 1,377 sq ft (127.93 sq m).**

- **Rental of £13,000 pa**

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March 2024

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## Strictly by prior appointment with the agents:

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