

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

26-28 Bridge Place, Worksop



- **Centrally Located Retail Shop**
- **Close To The Priory Centre Currently Undergoing Significant Enhancement Offering Strong Footfall and Busy Town Centre Location**
 - **Additional Ancillary Space**
 - **Potential to Split or Sublet Part of the Premises**

Worksop is a market town located in North Nottinghamshire. The unit enjoys a busy setting on the approach to the Priory Centre and car park, benefiting from good footfall and nearby occupiers including Boyes, Subway and Tui.

£ 15,000 Per Annum

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The Double-Fronted Property Includes

Sales area: approximately 950 sq ft

Additional ground floor storage:
approximately 300 sq ft

First Floor

With overall offices / storage:
approximately 900 sq ft

Lease Terms

The property will be available by way of a new lease, on a full repairing and insuring basis, with both parties responsible for their own legal expenses.

The asking rent is £15,000 per annum.

The landlord's preferred terms are £15,000 per annum based on a 5-year lease, however there may be some flexibility depending on the proposed tenant and business proposal.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.