



The French Horn
Worksop, Nottinghamshire, S80 2AD

TO LET - The French Horn, Worksop, S80 2AD



The French Horn, Worksop



Former pub and hotel

- Established retail location
- Local landmark building
- Prominent frontage
- Period features intact
- Potential for Small Business Rates Relief
- Incentives may be available
- Refurbishment work underway
- Suitable for a variety of uses (STP)



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Approximate Travel Distances

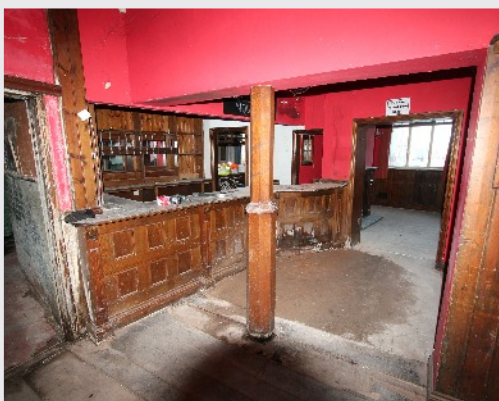


Locations

- Sheffield 21 miles
- Nottingham 35 miles

Sat Nav Post Code

- S80 2AD



Location

The property is located in Worksop town centre fronting onto Potter Street which in turn leads to Bridge Street and Watson Road which dissects the retail heart of the town centre of Worksop. This is a location popular with the towns food and drink establishments with a number of popular bars and restaurants within the locality and with plans for the nearby cinema to develop a food retail outlet it will further establish this end of Worksop as the main destination for drink and food retail within the town centre.

Description

The property comprises a prestigious Grade II listed building which was formerly a hotel but in more recent years has traded as a pub. This is an opportunity to occupy perhaps one of the most eye catching and well known period properties within the town centre.

Internally the property provides a range of seating areas that are wrapped around a central traditional bar area, providing good amounts of seating/retail areas. Which still feature a lot of the original building features such as fireplaces, attractive wood and masonry work and stained glass windows. There is a useful cellar/store as well as and male and female WCs.

The property is currently undergoing a scheme of refurbishment to bring it to a white box standard so an ingoing tenant has a blank canvas in which to decorate and design the internally accommodation.

Accommodation

Description	Sq M	Sq Ft
Public House	93.60	1,008

Guide Rental

The property is offered to let on effective Full Repairing and Insuring terms to be agreed. However a minimum lease term of 5 years is envisaged.

Asking rent available upon application.

Please contact the letting agent for further information.

Business Rates

Rateable Value £9,600. This is the most recent listing and it is yet to be assessed based on the proposed floor areas. Please contact Bassetlaw District Council on 01909 533533 for further information.

Qualifying tenants may benefit from 100% Small Business Rates Relief.

Services

Mains water, drainage, gas and electricity are understood to be connected to the property. We must stress that none of these services have been checked or tested.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of , but may be subject to VAT.



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