

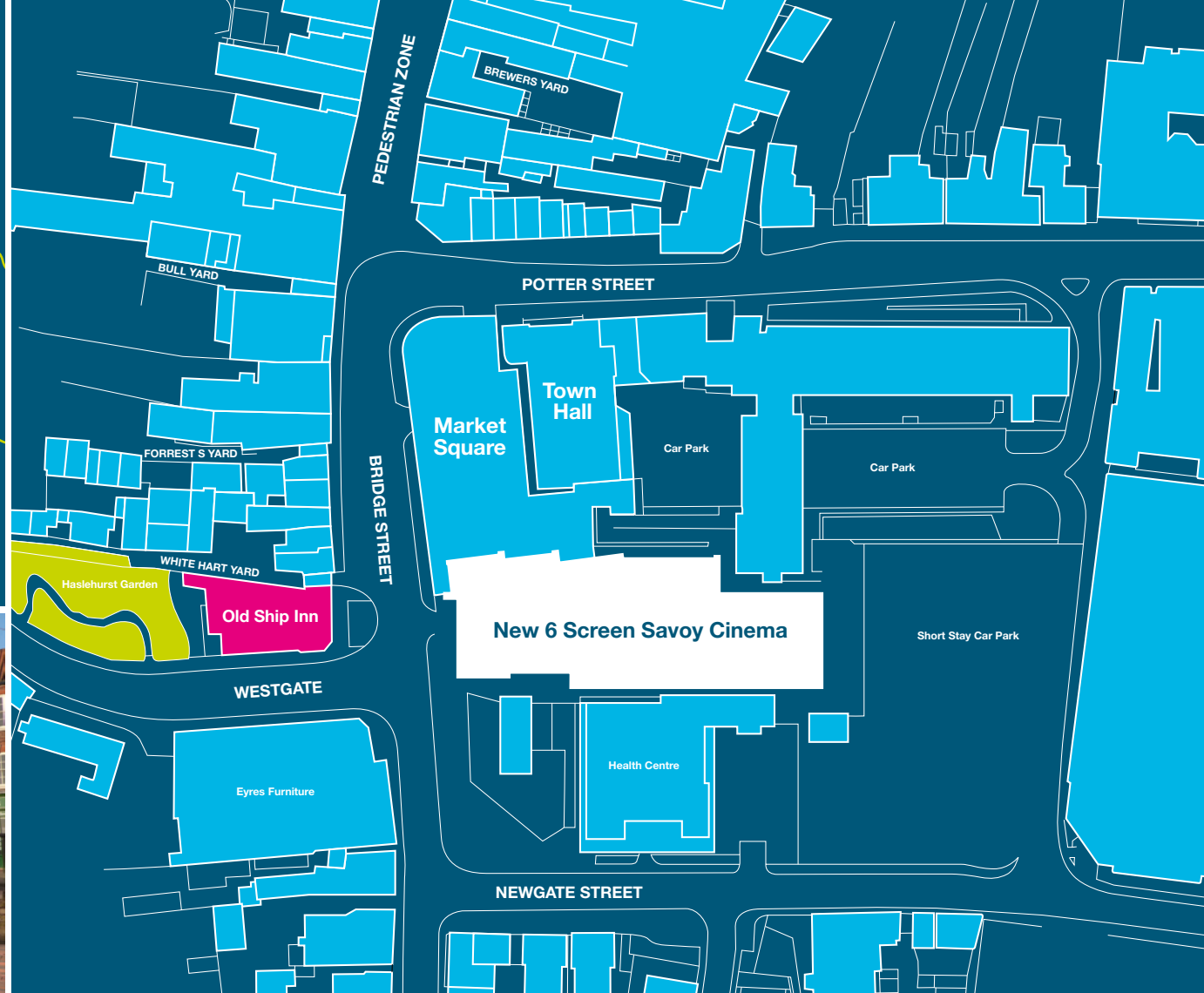


**BANKS  
LONG&Co**

**Old Ship Inn, Bridge Street, Worksop**  
*Prime restaurant opportunity*

- Prime restaurant opportunity in heart of town centre
- Situated directly opposite Savoy 6 Screen Cinema in the town centre
- Potential for up to 325m<sup>2</sup> (3,500 sq ft) of ground floor trading space plus circa 130m<sup>2</sup> (1,400 sq ft) of first floor ancillary space
- Potential for attractive outside seating area to the rear.
- Ability to incorporate specific occupier requirements within the planned refurbishment.
- Available on new lease.





## Old Ship Inn:

*A key location with a sizeable catchment*

### THE TOWN

Worksop is the largest town in the Bassetlaw District of Nottinghamshire with an estimated population of 44,970. The nearest major urban centres are Sheffield located about 19 miles to the north west and Nottingham about 35 miles to the south. The town also therefore enjoys a sizeable catchment in addition to the town population.

### LOCATION

The property occupies a prominent corner position at the junction of Bridge Street and Westgate directly opposite the entrance into the Savoy 6 Screen Cinema. The prime pedestrianized retail pitch running northwards along Bridge Street starts about 100 metres to the north. There are 3 large pay and display car parks within easy walking distance of the property.

### EXISTING LEISURE OFFER

The existing restaurant offer within the town centre is limited to local operators. In our view there is consequently significant scope for a strong regional/ national operator to create a "monopoly" trading position in the town, in a key location opposite the only Town Centre cinema.



# Old Ship Inn:

## 400 years of history and still ripe with potential

### THE PROPERTY

The Old Ship Inn is one of the best known buildings in Worksop and has been a key part of town life for nearly 400 years. The Grade II Listed Building will be finished off by the Landlord to a shell specification, but operator specific requirements could also be incorporated into any finish, subject to securing the necessary planning, listed and conservation area consents. It is anticipated that the property will provide a ground floor a GIA of about 325.20 m<sup>2</sup> (3,500 sq ft) and a first floor GIA of about 130.10 m<sup>2</sup> (1,400 sq ft). There is also potential to create an attractive outside seating area to the rear.

### TERMS

An attractive "tenant incentive" package is available – further information available on request.

### VIEWING

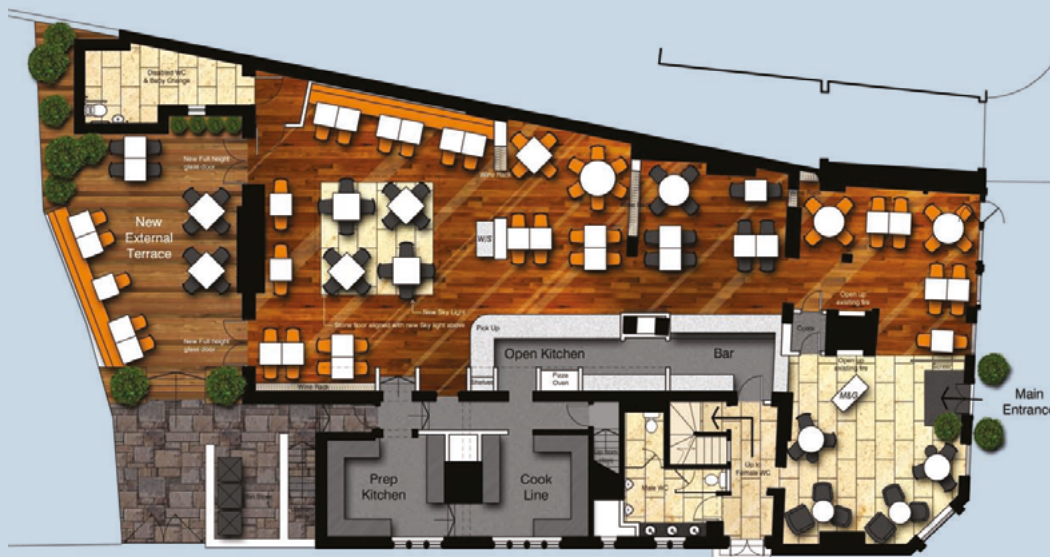
Strictly by appointment through the joint agents:

**BANKS LONG&Co**

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Energy Performance Certificate (Ref): 9886-3038-0996-0100-8405

#### Energy Performance Asset Rating

More energy efficient

**A+**

0-25

26-50

51-75

76-100

101-125

126-150

Over 150

Less energy efficient

#### Technical Information

Main heating fuel:  
Grid Supplied Electricity

Building environment:  
Heating and Natural Ventilation

Total useful floor area  
(m<sup>2</sup>): 381

Building complexity  
(NOS level): 3

Building emission rate:  
(kgCO<sub>2</sub>/m<sup>2</sup>): 145.59

#### Benchmarks

**41** If newly built

**110** If typical of the existing stock

**169**

### EPC

The property has a current EPC rating of G160 – but we would expect this to improve significantly when the building is refurbished.