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13 Bridge Street  
Worksop | S80 1DP

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## Prime retail unit

94.85m<sup>2</sup> (1,021ft<sup>2</sup>)



- Prime pedestrianised location
- Close to Boots, Superdrug, Specsavers and Clintons
- Clear regular shaped sales area with modern shop front



To Let

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## Location

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Worksop is a thriving market town with a resident population of approximately 39,000 persons and a district population of around 108,000.

The premises occupy a prime location within the pedestrianised section of Bridge Street immediately adjacent to Ponden Mill and Boots Opticians. Other nearby occupiers include Boots the Chemists, Clinton Cards, Specsavers and Superdrug.

## Accommodation

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The premises are arranged over ground and first floor and contain the following approximate dimensions and floor areas:-

Description		
Internal Width	19'9"	6.02m
GF Sales	1,021ft <sup>2</sup>	94.85m <sup>2</sup>
FF Stores	736ft <sup>2</sup>	68.37m <sup>2</sup>

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Servicing is from Bridge Street via the shop entrance.

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## Lease

The premises are available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Rent

The premises are available at a rent of:-  
**£28,000 per annum exclusive**

## Planning

The current planning use is:-  
**A1 retail**

The property would also be suitable for Class A2 (financial and professional services) or Class A3 (restaurant/café) subject to obtaining the necessary planning consents.

## Business Rates

We are verbally advised by Bassetlaw District Council Business Rates Department that the premises are assessed as follows:-

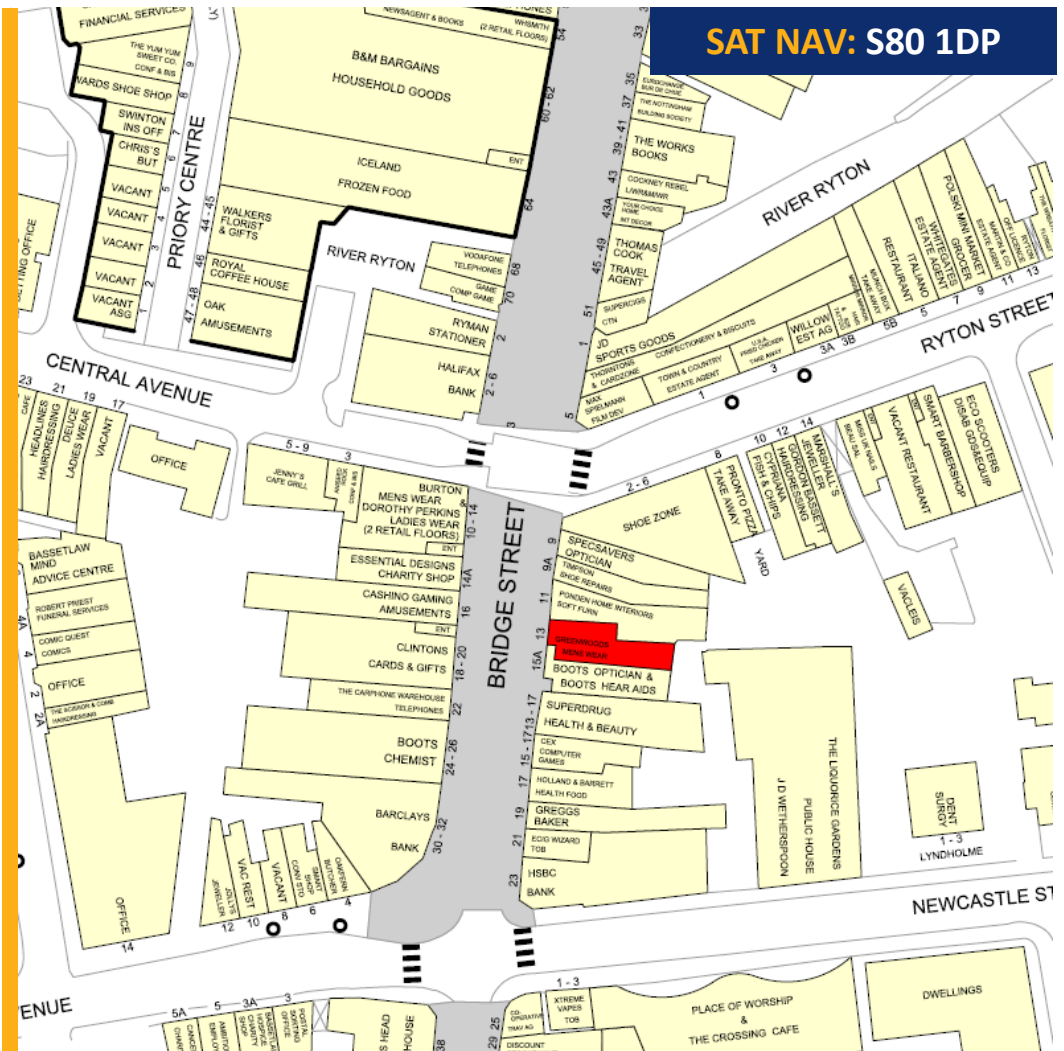
**Rateable Value 2017: £26,000**

The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

## Legal Costs

Each party are to be responsible for their own legal fees incurred in connection with this transaction.

SAT NAV: S80 1DP



For further information or to arrange to view please contact:

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