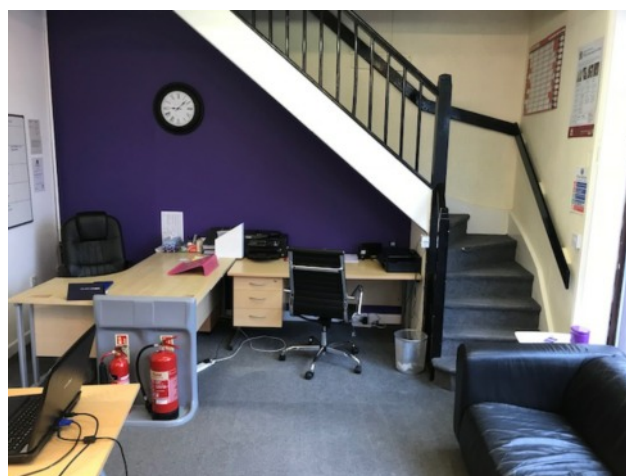




18 Gateford Road, Worksop, Nottinghamshire, S80 1EB

- Good secondary retail position
- Close to the busy Victoria Square Junction
- Positioned on main arterial route into Worksop town centre
- Secure retail unit
- Kitchenette & WC facilities
- Potential for 100% Small Business Rates Relief
- Total Net Internal Area: 49.89m² (537ft²)
- **Asking Rent £120 per week/£6,240 pax**



18 Gateford Road, Worksop, Nottinghamshire, S80 1EB

Location

The property is located towards the Southern end of Gateford Road, one of the main roads providing access to Worksop town centre. The location is further enhanced by its close proximity to Worksop Train Station which lies less than a mile away, providing excellent transport links around the country.

Worksop is a North Nottinghamshire market town centrally positioned and is within easy reach of the surrounding centres of Doncaster, Sheffield, Rotherham, Lincoln and Nottingham. The A1(T) road and A57 intersection are within approximately 20 minutes driving distance and the M1, M18 and M62 are within easy reach.

Description

This property comprises a ground floor retail unit and ancillary first floor office/ storage with return frontage. There are two display windows, with one providing frontage directly onto Gateford Road. The property benefits from a first floor ancillary office/storage area with a kitchenette with a stainless steel sink and WC facilities.

This property provides an excellent opportunity for a local occupiers to start and establish their businesses on a thriving retail area.

Accommodation

Sales area:	26.66m ²	(286.79ft ²)
Kitchenette/office area:	23.26m ²	(250.21ft ²)
Total Net Internal Area:	49.89m²	(537ft²)

All measurements are approximate.

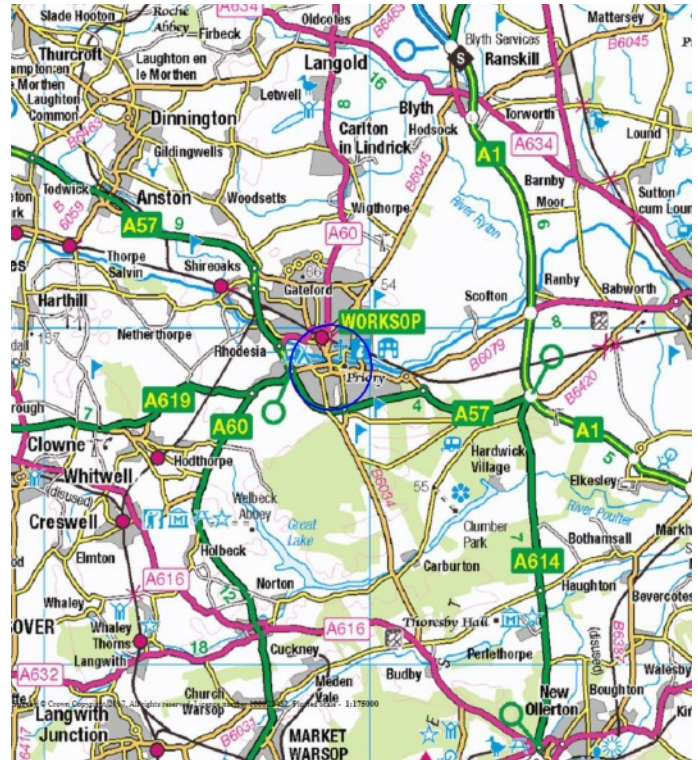
Tenure

The property is available by way of a new lease on a full repairing and insuring lease on a term to be agreed. However, a minimum term of three years is envisaged.

The asking rent for the property is £120 per week/ £6,240 per annum exclusive.

Business Rates

The commercial element of the property has a 2017 business rates listing of £3,050. For more information please contact Bassetlaw District Council on 01909 533533.



Services

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

Energy Performance Rating

For a copy of the Energy Performance Certificate please contact the selling agents.

Legal Costs

Each party is to responsible for their own legal fees incurred as a result of any transaction in relation to this property.

VAT

All prices quoted are exclusive of, but may be subject to VAT.

Viewing and Further Information

Strictly by prior arrangement with the Sole Agents.



Kevin Benson

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