



Waterfront Courtyard, Cuckoo Wharf, Worksop, S80 1DT

Independent Retail/Community hub TO
LET - Worksop Town Centre

Rent £13,500 per annum plus VAT per
floor or £26k the whole.

1800 Sq. Ft - First and Second floors
only

- Ideal community hub & retail space
- Worksop Town Centre
- Communal on site parking
- Riverside property
- Welfare facilities & ground floor disabled toilet
- 1st & Second floors available separately or as a whole
- All uses considered STP

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Summary

Available Size - 900 sq ft per floor or 1800 sq ft total
Rent - £13,500 per annum per floor or £26k both floors
Rateable Value - £25,000 (will need to be split as this is for 3 floors)
Car Parking - Shared parking for customers and staff is available on site
VAT - Applicable
Legal Fees - Each party to bear their own costs
EPC Rating - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The Waterfront Courtyard, Cuckoo Wharf is a 3-storey building located in the centre of Worksop. Currently operating as a gym but upon vacant possession interested parties will benefit from a clean and clear premises that is open plan with a host of characterful internal features. The property would benefit from hosting a community function due to the large space, functional rooms and communal parking facilities available.

Over the 2 floors the property includes: 1st and 2nd floors only:-

Customer w/c's on each floor with ground floor disabled.
Ground floor reception with stairs to First floor
Open plan 1st and 2nd floors with division capabilities.

Location

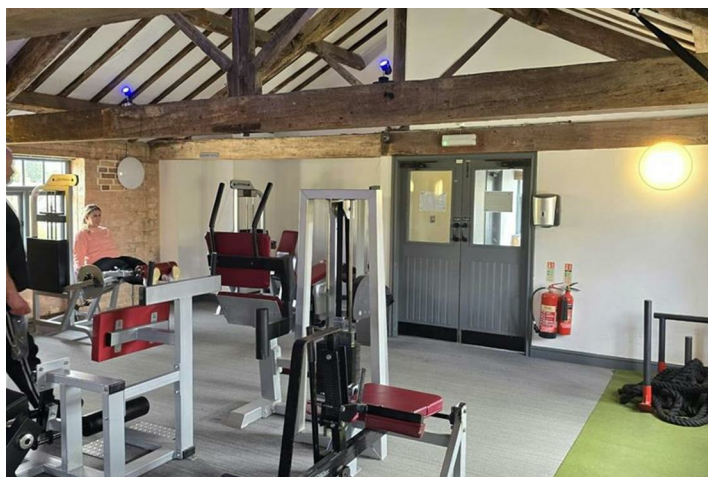
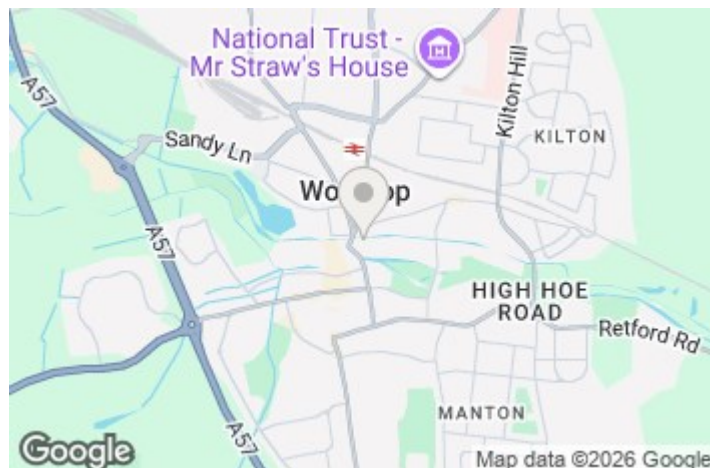
Cuckoo Wharf is located within walking distance to the town centre over the canal. Worksop lies on the A57 with links to the A1, M1 and A60, providing excellent access for industry to travel up, down and across the country, with large retailers such as Wilkinson and B&Q both having major distribution centres in the area.

Terms

Offered for let on a new 5 year fully repairing and insuring lease with a 3 year review and break - the rent will be £26,000 + VAT per annum for both 1st and 2nd floors or if split £13,500 per floor. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Tenants will be liable for their own utilities.

Services

We are advised that mains' services with the exception of gas are connected to the property. These services have not been inspected or tested by the agent.



Viewing and Further Information

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