



The Lockside, 1, Victoria Square Worksop, S80 1DX

Mixed use venue to let - Worksop

Rent from: £25,000 - £35,000 Per annum
(dependant on unit size taken)

Available size: 21,528 sq ft

- Available immediately
- Incentives available Subject to Status
- Mixed use venue Bar/club & restaurant
- Kitchen & extraction installed
- Mains Gas and electric on site
- 4 floors of storage space and offices
- Prominent location

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Summary

Available Size - 21,528 Sq. ft

Rent - £25,000 - £35,000 Per annum (dependant on unit size taken)

Business Rates - £40,000 per annum

VAT - Applicable

Service Charge - Not applicable

Legal Fees - Each party to bear their own costs

EPC Rating - E (110)

Description

The former pub and venue at 1 Victoria Square is ideally situated within Worksop, offering excellent street visibility. The premises presents a prime opportunity for re establishing a bar and nightclub, further enhanced by catering facilities in place to include a gas supply, extraction, with a food lift from the first floor kitchen.

The property spans four floors and includes a large cellar. The ground floor accommodates a bar, DJ booth, disabled WC, seating area, and a dance floor. The first floor features both male and female toilets, a kitchen and walk-in fridge, as well as ample office and storage space. Subject to planning permission, the second floor could be utilized as living accommodation or additional storage/office space.

Externally there is a small courtyard for additional seating.

Location

Worksop is located approximately 45km (28 miles) north of Nottingham and 32km (20 miles) south-east of Sheffield. The town benefits from good communication links, with the A57 providing connections to both the M1 Motorway and A1 dual carriageway. The property is situated in a prominent corner position opposite Barclays Bank. Occupiers close by include Boots, Greggs, Clintons and Holland & Barrett.

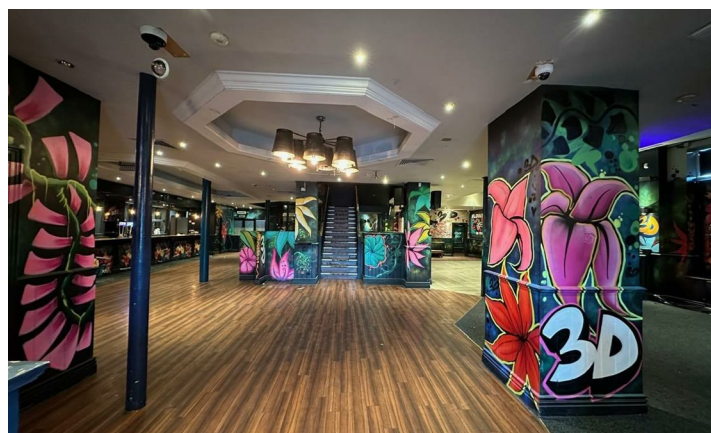
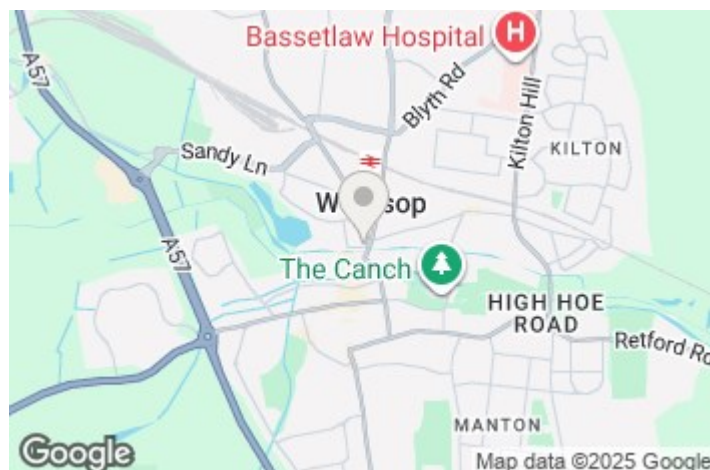
The property is situated just off Bridge Place, fronting Gateford Road and is only a five-minute walk to the Town Centre. The premises offer good access to bus links and is located near a handful of large car parks, including the Watson Road pay-and-display with 100 available spaces.

Terms

A new 5-year lease with a mutual 3 year break is being offered with an initial passing rent of between £25,000 - £35,000 dependant on the size taken. In addition the landlords' insurance will be re charged to the tenant at cost. A 3 month rent deposit will be required. The tenant will be responsible for all utilities and business rates. Rent will likely be charged quarterly in advance.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



Viewing and Further Information

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