



14 Bridge Place - Worksop - Notts S80 1JS

Retail premises TO LET

£12,000 Per annum plus VAT

1,666 sq ft (154.78 sq m)

- Town Centre premises
- High level of passing trade
- Cafe premises with additional seating upstairs
- All uses considered STPP
- £12,000 per annum + VAT
- Multi use retail and/or office space

## Summary

Available Size - 1,666 sq ft

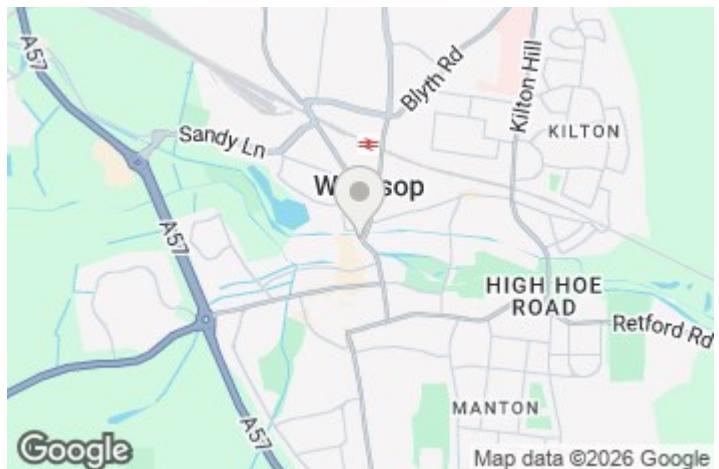
Rent £12,000 - per annum

Rateable Value - £12,250

VAT - Applicable to rent and associated service charges

Legal Fees - Ingoing tenant is liable for both parties legal costs

EPC Rating - D (92)



## Description

14 Bridge Place is well positioned with good on street visibility, the entrance comprises of a personnel door with duel shop frontage and a single secure roller shutter. The ground floor retail space is both versatile and spacious and could be divided for additional space with a fire exit to the rear. There is a staircase internally providing access to first floor where a multi-use space becomes available comprising both a kitchen, storage accommodation and welfare facilities.

## Location

The premises is situated within Worksop Town Centre just off the pedestrian zone of Bridge Street and fronting the corner of Bridge Place. The premises offers an ideal location and high foot flow with pedestrian cut throughs and crossings around Bridge Place. Watson Road pay and display with 100 spaces in the shoppers car park linking to The Priory Shopping Centre to the main street.



## Accommodation

The accommodation comprises the following areas:

Ground - Sales 860 sq ft - 79.90 sq meters

1st - Office/ store 502 sq ft - 46.64 sq meters

Ancillary 304sq ft - 28.24 sq meters

Total 1,666 sq ft - 154.78 sq meters



## Terms

Offered for let on a new 5 year fully repairing and insuring lease - The rent will be £12,000 Plus VAT per annum. A deposit will be required along with a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance in addition to a service charge operated on an "as and when" basis in respect of the maintenance and upkeep of the communal areas, further details are available upon request.

## Viewing and Further Information

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