



2 Bridge Place, Worksop S80 1JS

Circa 8350 sq. ft of overall space
including ancillary areas

£25,000 per annum (Plus VAT)

Worksop Town Centre

- Circa 8350 Sq. ft retail unit
- Worksop Town Centre
- Year 1 rent - £25,000 per annum + VAT
- Available Early 2027
- 5 car parking spaces

2 Bridge Place, Worksoo S80 1JS

Summary

Tenure - Leasehold

Size - 776 sq. m - 8350 sq. ft

Rent - £25,000 year 1, £27,500 Year 2 and £30,000 year 3

VAT - Applicable

Building insurance - £2077.44

Rateable Value - £32,250

EPC - C (56)

Description

The property is a 2 storey brick built property with pitched and flat roof elevations, and is currently used as a retail space for the British Heart Foundation offering a large retail space (circa 4000 sq. ft) to the ground floor with full window shop frontage.

To the rear is a store room (1400 sq. ft) with rear access from the car park (5 cars), giving good access for deliveries. The upper floors offer office space and canteen as well as a 2000 sq. ft store room.

Property

The ground floor main retail area is fully open planned and measures approximately 4000 sq. ft.

The rear store room at ground floor with access to the rear car park measures approximately 1400 sq. ft with w/c's and office.

The first floor has an open plan store room approximately 2000 sq. ft with staff room, w/c's and office area.

5 Car parking spaces to the rear.

Location

Worksoo is located approximately 45km (28 miles) north of Nottingham and 32km (20 miles) south-east of Sheffield.

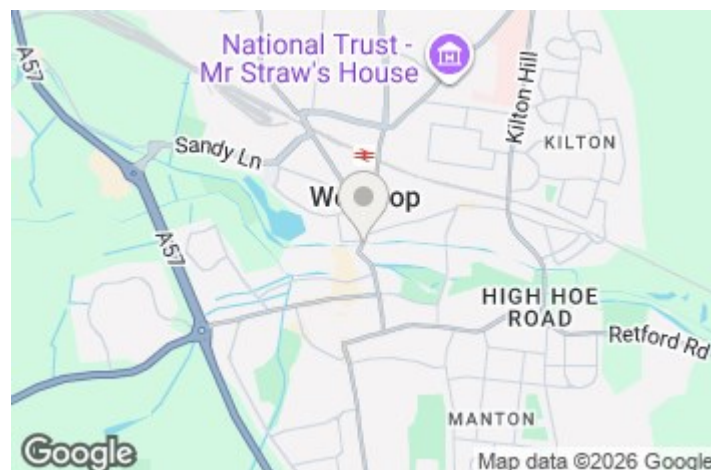
The town benefits from good communication links, with the A57 providing connections to both the M1 Motorway and A1 dual carriageway. The property is situated in a prominent corner position opposite Barclays Bank.

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

2 Bridge place is offered for let from the 1st February 2027 on Fully repairing and insuring terms - the rent guide is £25k for year 1, increasing to £27,500 year 2 and then £30,000 in year 3.

Minimum 5 year lease terms expected with the possibility of a tenant break after year 3. Building insurance will be re-charged at cost. 3 months deposit will be required.



Viewing and Further Information

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