



The Waterfront - Bridge Place, Worksop - S80 1DT

Well located free of tie Pub in
Worksop Town Centre with
owners accommodation

£25,000 per annum

Canalside location

- Well located Free of tie Pub
- Worksop Town Centre
- Canalside views with car parking
- Beer garden and 1 bed owners flat
- £25,000 per annum
- Available from April 2026

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Summary

Rent - £25,000 per annum
VAT - applicable
Tenure - Leasehold
Business Rates - RV £18,500
EPC - TBC
Legal fees - Each party to bear their own costs

Description

The Waterfront is situated on the edge of the Canal and offers an opportunity for a new or an existing operator to take on the pub.

The building requires a refurbishment but offers great potential in an excellent location. With an open plan bar area with central bar server, a pool room with conservatory style windows, which would make a restaurant, ladies and gents w/c's and a kitchen area. There is a car park, beer patio overlooking the canal and a further beer garden within the wall enclosed area.

The property further benefits from owners accommodation/managers flat - comprising 1 bedroom, bathroom and w/c and living room.

Location

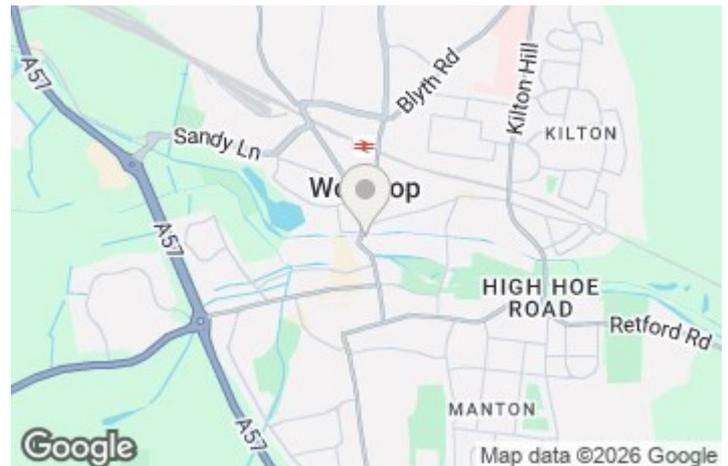
Cuckoo Wharf is located within walking distance to the town centre over the canal. The property is situated in a prominent corner position opposite Barclays Bank. Occupiers close by include Boots, Greggs, Clintons and Holland & Barrett.

The property is situated just off Bridge Place in Worksop, 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

Offered for let on a new 5 year fully repairing and insuring lease with a 3 year review and break if required - the rent will be £25,000 + VAT per annum.

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.



Viewing and Further Information

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