



108-110 Bridge Street, Worksop, S80 1HT

Retail unit To Let in Worksop  
Town Centre

Rent £20,000 + VAT per annum

1,680 sq ft

- Grade II listed split level unit
- Will be delivered to shell fit out
- Passing Rent - £20,000 per annum + VAT
- A new 10-year lease is available
- Ideal Cafe/Bar and Restaurant premises
- Available immediately

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## Summary

Size - 1,680 Sq Ft

Rent - £20,000 plus VAT

Rateable Value - Rates will be reassessed when works complete

Legal Fees - Both parties will be responsible for their own fees

VAT - Applicable

EPC - E (107)

## Description

Occupying the ground of the property with storage, with w/c fitted in the shop

## Location

The property is situated adjacent to The Lion Hotel at the southern end of the pedestrianised section of Bridge Street, close to its junction with Potter Street in the heart of the town centre.

Other retailers on Bridge Street include Boots the Chemist, Superdrug, Sports Direct, Rymans, JD Sports and branches of Halifax, Barclays, and HSBC banks. The Savoy Cinema and Worksop Town Hall are also located nearby. The location of the property benefits from a town centre market three days a week.

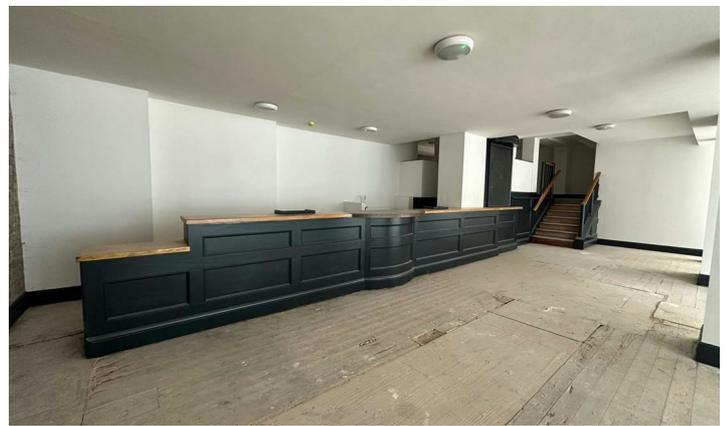
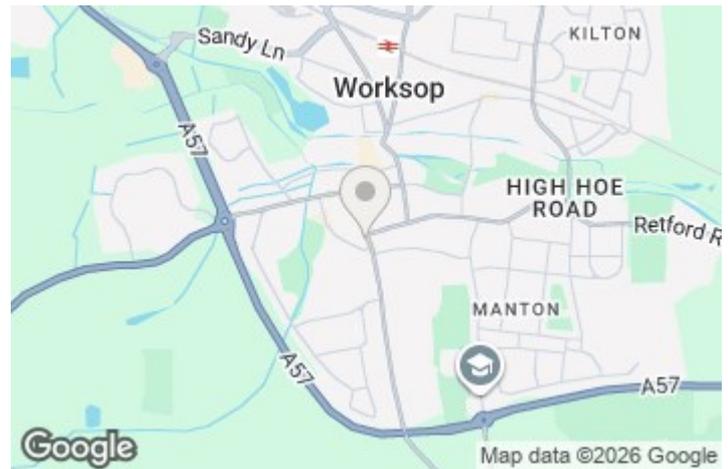
Worksop lies on the A57 with links to the A1, M1 and A60, providing excellent access for industry to travel up, down and across the country, with large retailers such as Wilkinson and B&Q both having major distribution centres in the area.

## Terms

Offered for let on a new lease to be agreed - 3 months rental deposit will be required.

Landlords building insurance will be re charged to the tenant at cost.

Initial passing rent £20,000 per annum plus VAT



## Viewing and Further Information

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330

