

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS A2 50 Bridge Street, Worksop S80 1JD



Rent: £45,000 PA Ground Floor Area 2,108 Sq ft / 196 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Richard Barker Mob: 07771 604525

Email: richard@barkerproudlove.co.uk

www.barkerproudlove.co.uk Page: 1



Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

Location:

Worksop is a thriving market town located in North Nottinghamshire, approximately 20 miles South East of Sheffield. The town has a population of approximately 44,400 people (2011 Census) and excellent links to both the A1 and M1 Motorway's via the A57.

The subject property is located on Bridge Street, occupying a strong secondary location. Nearby occupiers include Poundstretcher, Betfred and a number of High Street Banks.

| Demise: | Sq Ft | Sq M |
|--------------|-------|--------|
| Ground Floor | 2108 | 195.84 |
| Basement | 305 | 28.34 |
| First Floor | 446 | 41.43 |

Rent:

The passing rent is £45,000 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 24/03/2023. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £32,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

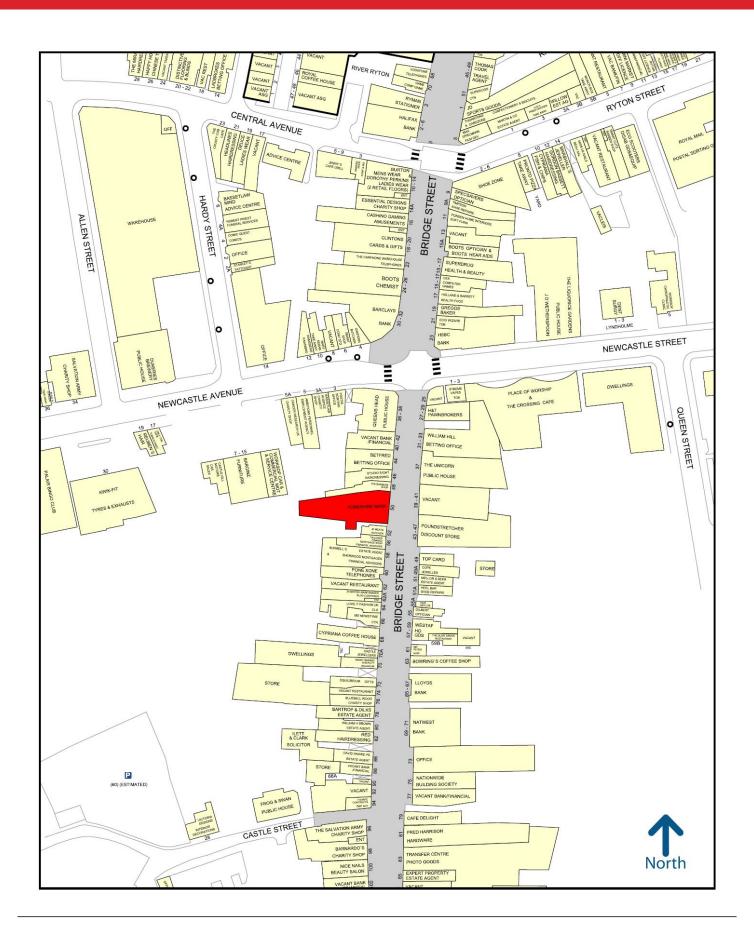
Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. July 2020

www.barkerproudlove.co.uk Page: 2

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852



www.barkerproudlove.co.uk Page: 3