

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

**LET****Viewing Strictly through the sole letting agent.****Barker Proudlove**

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**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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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

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