



## Cuckoo Wharf

Unit 5, Worksop, S80 1DT

**Single Storey Open Plan unit with vaulted ceiling in the centre of Worksop**

**Rent £6,600 Per annum plus VAT**

**535 sq ft**  
(49.70 sq m)

- £550 per month
- Would suit salon / workshop / studio or 3/4-person office space
- Available immediately
- Parking space available
- Great starter business unit
- Worksop Town Centre

# Cuckoo Wharf, Unit 5, Worksop, S80 1DT

## Summary

<b>Available Size</b>	535 sq ft
<b>Rent</b>	£6,600 per annum
<b>Rateable Value</b>	£5,500 Based on the 2023 valuation
<b>Car Parking</b>	Shared parking for customers and staff is available on site.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

## Description

Single storey brick built unit beneath a pitched tile roof - neighbouring a tattoo studio, coffee shop and a popular gym. Open planed unit with shared w/c - feature open beam ceilings in the picturesque Canalside location.

## Location

Cuckoo Wharf is located within walking distance to the town centre over the canal. 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Building - retail/office/Studio space	535	49.70	£6,600 per annum	Available
<b>Total</b>	<b>535</b>	<b>49.70</b>		

## Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Rates

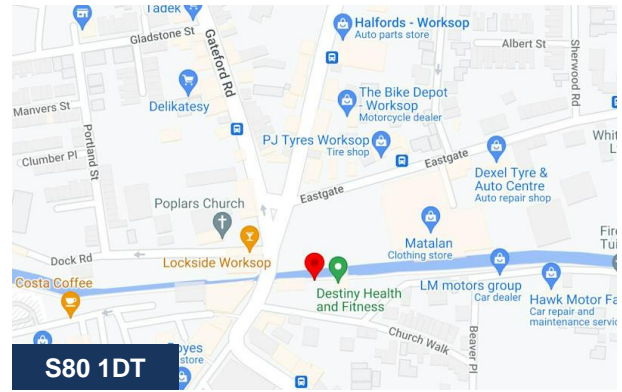
For qualifying businesses, a rebate for Small Business Rates Relief should mean no Business rates are payable on this unit. Potential tenants should make their own enquiries in this regard.

## Terms

Offered to let on a new 5-year lease with 3-year break. Rent set at £550 per month plus VAT, 3 months rental deposit and references will be required. Landlords Buildings Insurance will be recharged to the tenant.

## Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



## Viewing & Further Information



**Ben Freckingham**

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