



15 Victoria Square

Worksop, S80 1DX

**Retail space to let in the centre of
Worksop**

9,475 sq ft
(880.26 sq m)

- A new 5-year lease will be available
- £28,500 per annum - No vat
- 9475 sq ft showroom over 2 floors
- Worksop Town Centre
- All uses considered

15 Victoria Square, Worksop, S80 1DX

Summary

Available Size	9,475 sq ft
Passing Rent	£28,500 per annum
Rateable Value	£21,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

Description

A 2 storey showroom, open plan on ground and first floor. The ground floor rear warehouse offers access to the enclosed rear yard for parking for several vehicles and offers rear delivery access to the shop. Kitchen and w/c's on the ground floor.

Location

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:

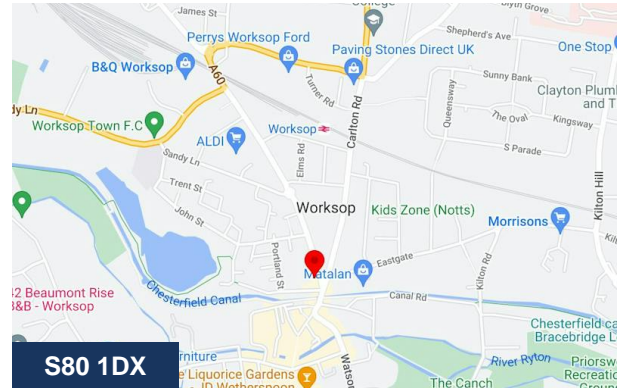
Name	sq ft	sq m	Availability
Building - Retail furniture showroom	9,475	880.26	Available
Total	9,475	880.26	

Viewings

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

Terms

Offered for let on a new 5 year fully repairing and insuring lease - the rent will be £28,500 per annum. A deposit equal to 3-month rent will be required along with a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.



Viewing & Further Information



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com