



## Unit to Let

108-110 Bridge Street, Worksop, S80 1HT

**Circa 2,500 Sq Ft Worksop Town**

**Centre location**

**2,500 sq ft**

(232.26 sq m)

- Grade II listed split level Cafe/Bar/Restaurant
- Will be delivered to shell fit out
- Available immediately
- Passing Rent - £45,000 per annum + VAT
- A new 10-year lease is available

# Unit to Let, 108-110 Bridge Street, Worksop, S80 1HT

## Summary

<b>Available Size</b>	2,500 sq ft
<b>Rent</b>	£45,000 per annum
<b>Business Rates</b>	Rates will need to be reassessed when the fit out works are complete
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (107)

## Description

Occupying the ground and upper ground floor of the property with storage, office space, cellar space and w/c's proposed to the rear of the accommodation. There is a rear garden area which could be used as a terrace or outdoor seating area.

## 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, Ryman's, 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.

## Accommodation

Circa 2500 sq ft to include the back of house areas. The space offers huge potential for a coffee shop or bar/restaurant.

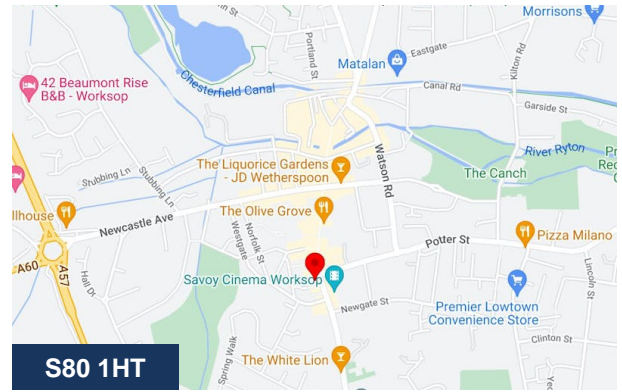
Name	sq ft	sq m	Availability
Ground - Ground and upper ground floor unit To Let	2,500	232.26	Available
<b>Total</b>	<b>2,500</b>	<b>232.26</b>	

## Viewings

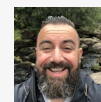
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

Offered for let on a new lease to be agreed - 3 months rental deposit will be required. Landlords building insurance will be recharged to the tenant at cost. Initial passing rent £45,000 per annum plus VAT



## Viewing & Further Information



**Ben Freckingham**

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