



Waterfront Courtyard

Cuckoo Wharf, Worksop, S80 1DT

Independent Retail/Community hub

TO LET - Worksop Town Centre

Rent - £36,400 + VAT per annum

2,690 sq ft

(249.91 sq m)

- Ideal community hub & retail space
- Available September 24'
- Town Centre location
- Coffee Shop and Gym formerly
- Welfare facilities & ground floor disabled toilet
- Communal on site parking
- Ground floor Kitchen facilities

Waterfront Courtyard, Cuckoo Wharf, Worksop, S80 1DT

Summary

Available Size	2,690 sq ft
Rent	£36,400.00 per annum
Rateable Value	£25,000
Car Parking	Shared parking for customers and staff is available on site
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The Waterfront building on Cuckoo Wharf is a 3-storey building located in the centre of Worksop. With vacant possession from November 2024. Interested parties will benefit from a clean and clear premises that is open planned on each floor with a host of characterful internal features.

Over the 3 floors the property includes:

Customer w/c's on each floor with ground floor disabled.

Ground floor reception & kitchen area.

Open planned 1st and 2nd floors.

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	Availability
Building - Retail/	2,690	249.91	Available
Total	2,690	249.91	

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330

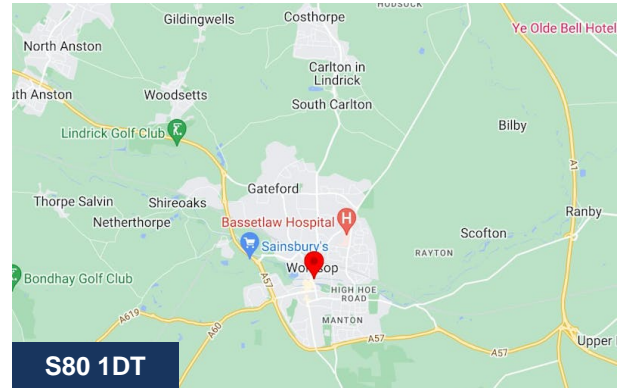
or via email office@pandfcommercial.com

Terms

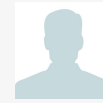
Offered for let on a new 5 year fully repairing and insuring lease with a 3 year review and break if required - the rent will be £36,400 + VAT per annum . A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Tenants will be liable for their own utilities.

Services

We are advised that mains' services with the exception of gas are connected to the property. These services have not been inspected or tested by the agent.



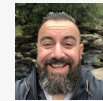
Viewing & Further Information



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