



## Wharf House

Bridge Place, Worksop, S80 1DT

**1st and 2nd Floors - Would let as a whole or separately**

**£25,000 per annum plus VAT**

**1,800 sq ft**  
(167.23 sq m)

- Currently trading as a gym
- Available September 24
- Self contained - well appointed space
- £25,000 for 1st and 2nd floors - would split
- Ground floor also available

# Wharf House, Bridge Place, Worksop, S80 1DT

## Summary

<b>Available Size</b>	1,800 sq ft
<b>Rent</b>	£25,000 per annum
<b>Rates Payable</b>	£0.01 per sq ft The upper floors will need re rating away from the ground floor £25k is for the whole building
<b>Rateable Value</b>	£25,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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 September 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
1st - 1st and 2nd floor	1,800	167.23	Available
<b>Total</b>	<b>1,800</b>	<b>167.23</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)

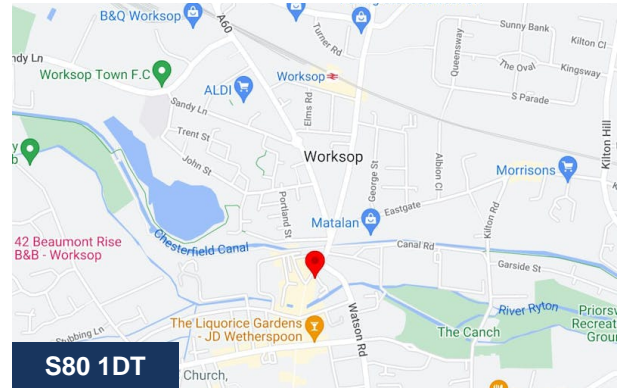
## Terms

Offered for let on a new 5 year fully repairing and insuring lease with a 3 year review and break if required - the rent will be £25,000 + VAT per annum for the 1st and 2nd floor. 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.

The ground floor unit is available for £12,500 if the whole building was required in addition to the upper floors.



## Viewing & Further Information

**Ben Freckingham**

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