



16 Bridge Place

Worksop, S80 1JS

Multi use office premises TO LET:

**Worksop - £12,000 Per annum plus
VAT**

1,175 sq ft
(109.16 sq m)

- Town Centre premises
- High level of passing trade
- Multi use retail and/or office space
- Kitchenette and welfare facilities
- Available immediately
- Flexible lease terms available
- All uses considered STPP
- Secure retail unit with fire and alarm system

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Summary

Available Size	1,175 sq ft
Rent	£12,000 per annum
Rateable Value	£10,750
Service Charge	Applicable with further details upon request
VAT	Applicable. To rent and associated service charges
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

16 Bridge Place is well positioned with good on street visibility, the entrance comprises of a personnel door with dual shop frontage. The ground floor space is currently fitted as an office but could also accommodate a retail function with a fire exit to the rear. There is a staircase internally providing access to first floor where a multi-use space becomes available comprising a kitchen, storage accommodation and welfare facilities.

Location

The premises is situated within Worksop Town Centre just off the pedestrian zone of Bridge Street and fronting the corner of Bridge Place. The premises offers an ideal location and high foot flow with pedestrian cut throughs and crossings around Bridge Place. Watson Road pay and display is nearby with 100 spaces in the shoppers car park linking to The Priory Shopping Centre to the main street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Office	1,176	109.25	Available
Total	1,176	109.25	

Viewings

Viewing is 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 fully repairing and insuring lease with terms to be agreed - The rent will be £12,000 per annum. A minimum deposit equal to 3-month rent (including VAT) will be required along with a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance in addition to the landlord buildings insurance.

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

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