

2 Bridge Street | Workop | S80 1JL

Prominent retail unit undergone full refurbishment in Workop

121.05m²
(1,303ft²)

- High footfall pedestrianised location
- Extensive full refurbishment ready for immediate occupation
- 3 phase electricity (55kVA)
- In close proximity to **B&M Bargains**, **JD Sports** and **Vodafone**
- Quoting rent - £18,000 per annum



TO LET



Location



Gallery



Contact



Location

Workshop is a thriving market town with a resident population of approximately 43,435 persons, the largest town in the Bassetlaw District with a district population of around 114,143.

Workshop Town Centre is undergoing a transformation as part of the Priory Centre redevelopment. The plans include demolition of the existing 21 units to create a new entertainment and leisure centre. The scheme is set to feature a brand-new bowling alley, climbing wall, indoor adventure play area and café.

The premises occupy a prime location within the pedestrianised section of Bridge Street immediately adjacent to JD Sports. Other nearby occupiers include Boots, Max Spielmann, Specsavers and Greggs.



Indicative plan showing available accommodation

Accommodation

The property has undergone extensive refurbishment and is finished to a white box specification ready for immediate occupation and is suitable for a wide range of occupiers.

The premises are arranged over the ground floor only with the following approximate accommodation:

121.05m² (1,303ft²)

This information is given for guidance purposes.





Lease Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:

£18,000 per annum

VAT

VAT is applicable.

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

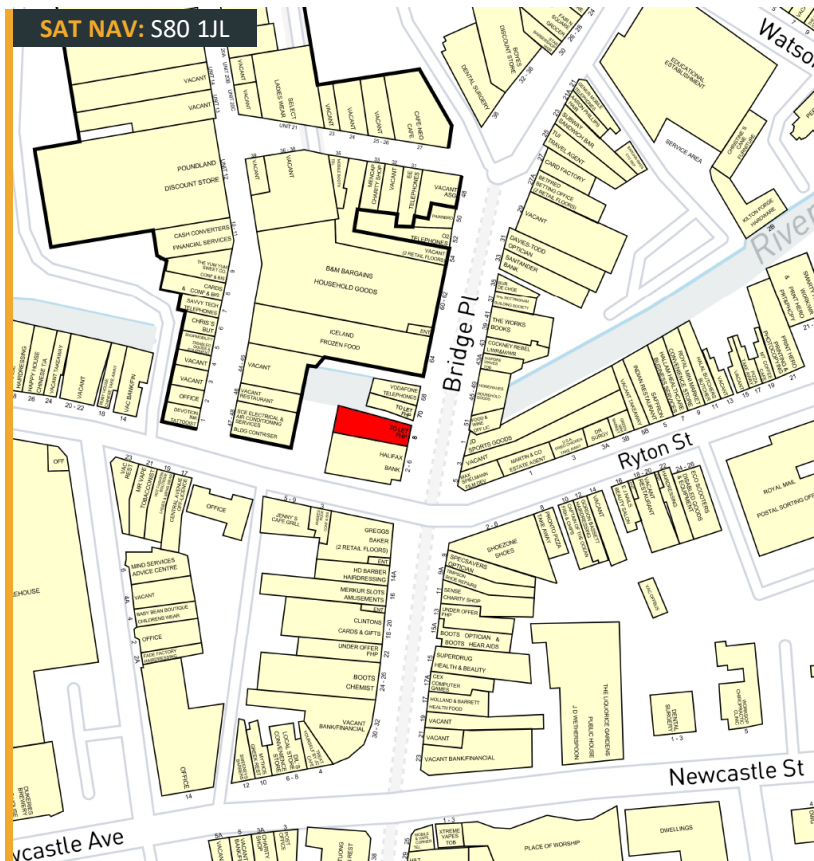
This information is for guidance only and all parties should check themselves with the local planning authority.

EPC

A copy of the EPC is available upon request.



CGI of Proposed Priory Centre Redevelopment



Business Rates

The property will require reassessment upon occupation. Please contact the sole marketing agents for further information.

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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