

Prominently positioned retail unit on the pedestrianised Workson Town Centre

94.85m²
(1,021ft²)

- Prime pedestrianised location
- Ground and first floor retail unit suitable for a variety of uses (subject to planning)
- Nearby occupiers include Boots Pharmacy, Greggs, Clinton Cards and Timpsons
- Rent £15,000 per annum exclusive



TO LET



Location



Gallery



Contact

Location

Worksoop is a thriving market town with a resident population of approximately 39,000 persons and a district population of around 108,000.

The premises occupy a prime location within the pedestrianised section of Bridge Street immediately adjacent to Ponden Mill and Boots Opticians. Other nearby occupiers include Boots the Chemists, Clinton Cards, Specsavers and Superdrug.

Accommodation

The premises are arranged over ground and first floor and provides the following approximate dimensions and floor areas:-

Description	m ²	ft ²
GF Sales	94.85	1,021
FF Stores	68.37	736
Total	163.22	1,097.1

Internal Width	6.02m	19'9"
----------------	-------	-------

Servicing is from Bridge Street via the shop entrance.

(These measurements are given for information purposes only)





Location



Gallery



Contact



Lease Terms

The premises are available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£15,000 per annum exclusive

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.

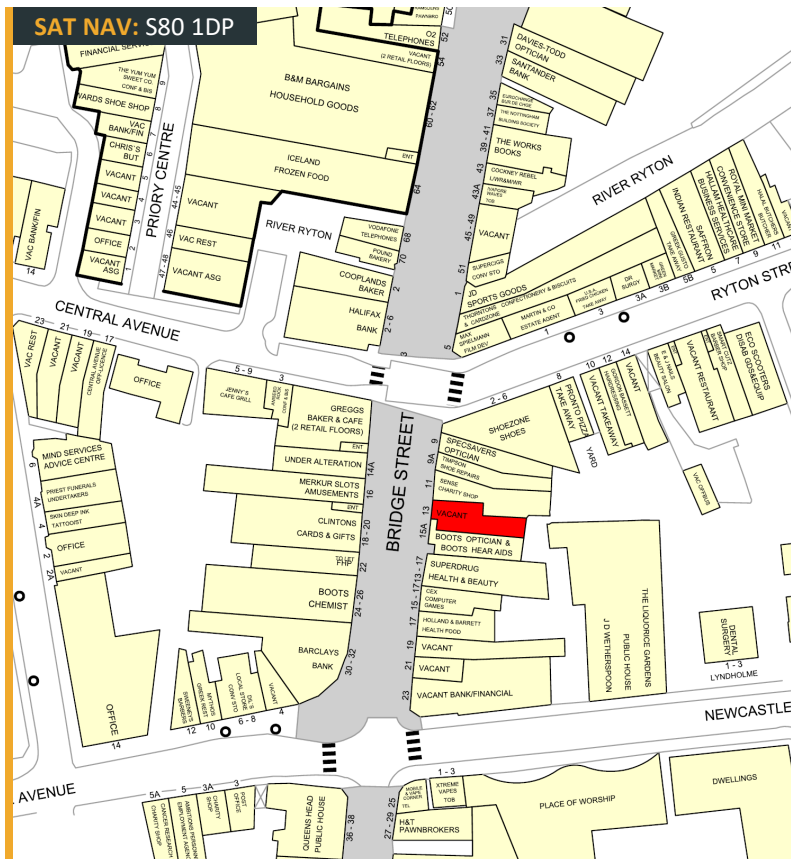
Business Rates

We understand from the Valuation Office Agency the current rateable value is:

Shop & Premises

Rateable Value (2023): £18,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



VAT

VAT is not applicable on the rent.

EPC

A copy of the EPC is available on request.

Further Information

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



Dom Alston

07890 568 077

dom.alston@fhp.co.uk

Lex Grace

07887 787 885

lex.grace@fhp.co.uk



Tom Grimshaw

07827 965146

tom@bht.uk.com

Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

25/10/2022

fhp.co.uk