

TO LET

- ✓ Prominent position on station platform
- ✓ New lease available
- ✓ Annual Station Footfall of 446,757 (1,224 a day)
- ✓ Suitable for use as a cafe etc
- ✓ Potential for external tables and chairs
- ✓ Utility connections available

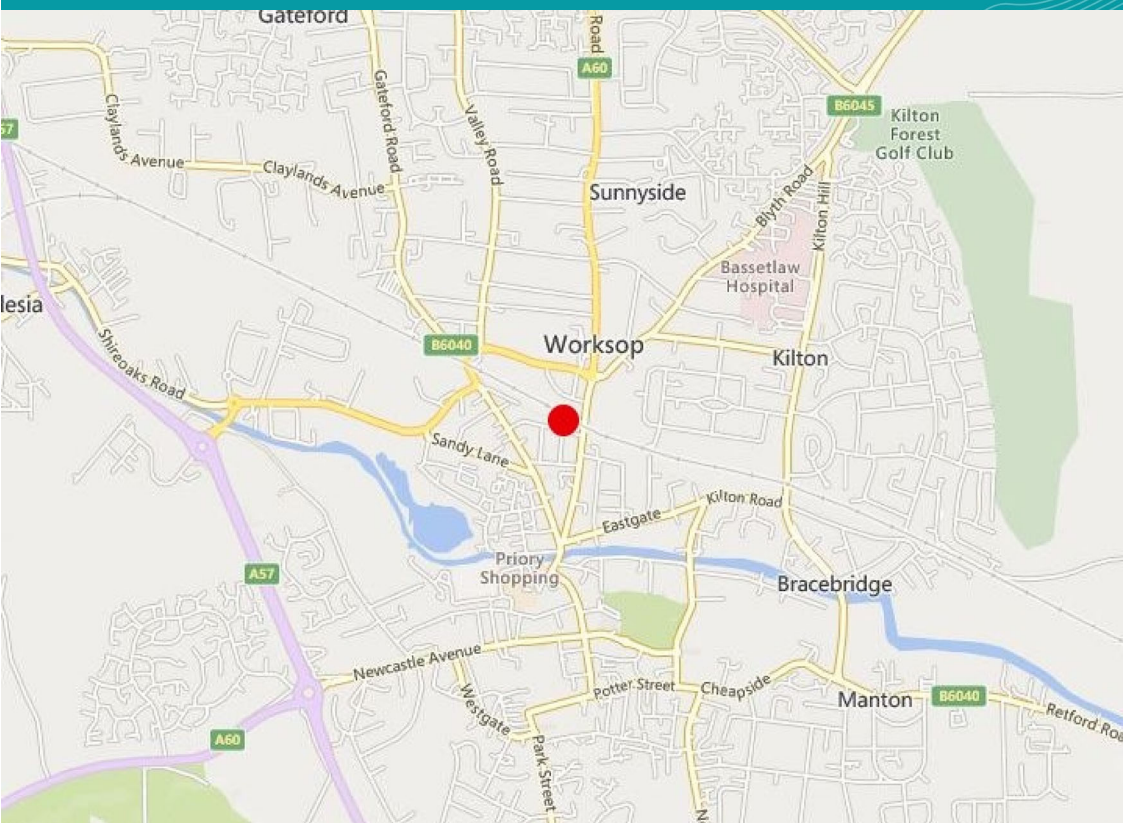


Worksop Station, Carlton Road, Worksop S81 7AG

Former Cafe Premises

366 Sq Ft
(34 Sq M)

Workop Station, Carlton Road, Workop S81 7AG



DESCRIPTION

On behalf of Northern, an opportunity is available within the station buildings.

The premises form part of the station buildings and can be accessed from the station car park and the Lincoln/Nottingham platform. The space until recently has been used as a cafe and is fitted out as such.

Northern are looking for a similar use.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Available	366	34
Total	366	34

EPC

The property has an EPC rating of E (115)

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.

LOCATION

The premises occupy a prominent position fronting the Lincoln/Nottingham platform. The station is close to the centre of Workop and is located just off the busy Carlton Road.

There are hourly services to Sheffield/Leeds & Lincoln.

TERMS

An effective internal repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord &

RENT

Offers of rent, or a percentage of turnover plus a minimum guaranteed rent (dependent on use) are invited by the landlord as part of a business

BUSINESS RATES

The property has a rateable value of £4,500.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

<https://www.lsh.co.uk/property-search/transport/northern>

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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