



Worksop Bus Station, Newcastle Street, Worksop, Nottinghamshire S80 2AR

Rare Grab and Go Opportunity

- ▶ **NIA: 694 SQFT (64.5 SQM)**
- ▶ **Located next to bus station main entrance with prominent glazed frontage of 31ft**
- ▶ **Fully fitted kitchen ready for immediate occupation**
- ▶ **Located within Worksop Bus Station with 900,000 annual visitors**

For enquiries and viewings please contact:



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Location

The subject property is located within Worksop, a market town in the north of Nottinghamshire with a population of around 45,000. It is well connected to national road infrastructure with the A1 approximately 4.6 miles to the east and Junction 31 of the M1 motorway 5 miles to the west. Worksop Railway Station is a part of the Sheffield to Lincoln line, which travels to Nottingham, Doncaster and Gainsborough.

The property is situated within Worksop Bus Station, a £3.2m development completed in 2015 which sees 900,000 annual passengers. The station is open 7am to 7pm, serving 19 bus routes connecting Worksop to nearby suburbs across north Nottinghamshire as well as further afield to Rotherham and Doncaster. The bus station is a short walk from the pedestrianised pitch which is occupied by a number of national and regional occupiers. Victoria Retail Park lies opposite which is occupied by Asda, Farmfoods and Home Bargains.

Description

The premises comprises a self contained ground floor retail unit consisting of a seating area, fully fitted kitchen with extraction canopy, rear storeroom and staff W/C. The unit benefits from a tiled flooring, suspended ceiling as well as fully glazed frontage to the main bus station entrance on Newcastle Avenue. The unit can also be accessed from within the bus station.

Accommodation

	Sq M	Sq Ft
Sales	28.1	303
Kitchen	29.6	319
Stores	6.7	72
Total	64.5	694

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a new lease for a term of years to be agreed, subject to vacant possession.

Business Rates

Property Description: Shop & Premises

Rateable Value: £8,100

Rates Payable: £4,041.90 (based on the small business rates of 49.9p, effective until March 2026).

All retail, leisure and hospitality users will be entitled to 40% rates relief or rates payable up until April 2026.

The draft valuation has been updated by the Valuation Office Agency and is as follows;

Property Description: Shop & Premises

Rateable Value: £9,000

Rates Payable: £3,438 (based on the small retail, hospitality and leisure multiplier of 38.2p, effective until April 2027).

This will come into effect from April 2026.

Occupiers with a property with less than £12,000 rateable value may be eligible for 100% rates relief.

(Source: VOA)

Rent

£15,000 per annum exclusive

Service Charge

The Tenant is to pay a fair and reasonable proportion of the utility and refuse disposal costs. The latest estimate is an annual cost of £10,000.

There is a service charge levied for the upkeep and maintenance of the building. The latest estimate is an annual cost of £5,000.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC has been commissioned and will be available in due course.

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 29-Jul-2026



