



1-3 Bridge Place, Worksop, S80 1DT

Prominent Public House To Let in
Worksop Town Centre

£35,000 per annum + VAT

9,526 sq ft (885 sq m)

- Public House/Bar/Venue to let
- Prominent position in Worksop Town Centre
- Partially fitted for trade
- A range of 1st floor offices
- Small Courtyard
- Rent free incentives available subject to status

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Summary

Size - 9,526 sq ft (885 sq metres)
Rent - £35,000 per annum
VAT - Applicable
Tenure - Leasehold
EPC - A new EPC has been commissioned
Legal fees - Each party to bear their own costs
Business Rates - Current rateable value is £13,500

Description

The former pub and venue is ideally situated within Worksop, offering excellent street visibility. The premises presents a prime opportunity for re establishing a bar and nightclub, further enhanced by catering facilities in place to include a gas supply, extraction, with a food lift from the basement kitchen.

The property spans 2 floors and includes a large cellar. The ground floor accommodates a bar, DJ booth, disabled WC, seating area, and a dance floor. The first floor features both male and female toilets, as well as ample office and storage space.

Basement - Offers a kitchen with extraction, cold room and multiple store rooms.
Externally there is a small courtyard for additional seating.

Location

Worksop is located approximately 45km (28 miles) north of Nottingham and 32km (20 miles) south-east of Sheffield. The town benefits from good communication links, with the A57 providing connections to both the M1 Motorway and A1 dual carriageway. The property is situated in a prominent corner position opposite Barclays Bank.

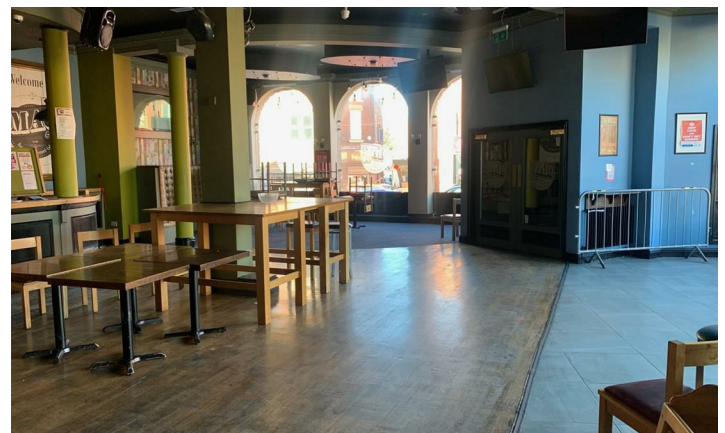
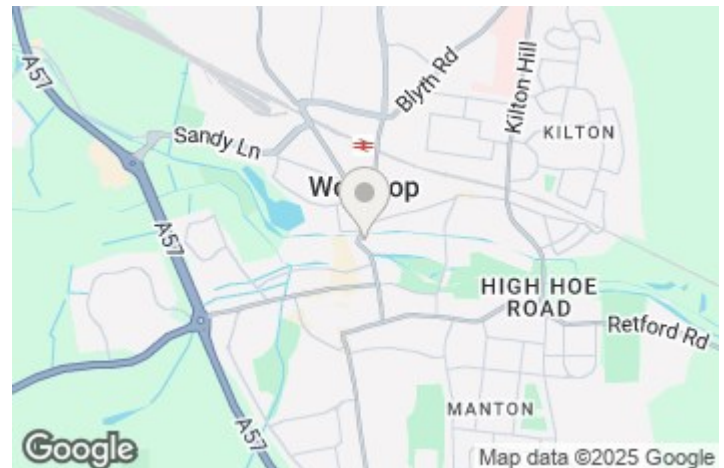
Occupiers close by include Boots, Greggs, Clintons and Holland & Barrett. The property is situated just off Bridge Place, fronting Gateford Road and is only a five-minute walk to the Town Centre. The premises offer good access to bus links and is located near a handful of large car parks, including the Watson Road pay-and display with 100 available spaces.

Terms

A new 5-year lease with a mutual 3 year break is being offered with an initial passing rent of £35,000. In addition the landlords' building insurance will be re charged to the tenant at cost. A 3 month rent deposit will be required. The tenant will be responsible for all utilities and business rates. Rent will likely be charged quarterly in advance. 3 months rent free incentives are available.

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 and Further Information

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