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BRITISH PROPERTY AWARDS 2018

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BRITISH PROPERTY AWARDS 2018

WE HAVE NOW MERGED WITH MARTIN AND CO

PURE ESTATE AGENTS
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 **passionate property people**

88 Bridge Street, Worksop
Nottinghamshire, S80 1JA



FOR SALE/TO LET - 88 Bridge Street, Worksop



88 Bridge Street, Worksop,
Nottinghamshire, S80 1JA



Open plan ground floor retail unit
located on the pedestrianised
Bridge Street in Worksop.

- Popular location
- Potential for 100% Rates Relief
- Full height glazed frontage
- Well presented
- Easy access to A1 and surrounding motorway networks
- Popular with financial and professional services.



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Approximate Travel Distances



Locations

- 4 Miles to A1
- 8 Miles to M1

Sat Nav Post Code

- S80 1JA



Location

The property is located on the pedestrianised Bridge Street in Worksop. It is a popular retailing location with local and national occupiers, with the property located in the area of Bridge Street, popular with financial and professional services.

Worksop is a North Nottinghamshire market town centrally positioned and is within easy reach of the surrounding centres of Doncaster, Sheffield, Rotherham, Lincoln and Nottingham. The A1(T) road and A57 Intersection are within approximately 20 minutes driving distance and the M1, M18 and M62 are within easy reach.

Description

The property comprises a ground floor retail unit, which has most recently been used as an estate agents. The property provides broadly open plan retail space, to the rear there is a kitchen, and two further office rooms and circulation space. The retailing area benefits from a suspended ceiling, built in storage cabinets, carpet floors and full height glazed shop frontage.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Retail	68.01	732

Guide Price

£8,000 per annum exclusive
Freehold - Price on Application

Tenure

The property is offered on a full repairing and insuring lease terms, for a term to be agreed, however a minimum of five years is envisaged.

Alternatively, the Freehold interest in the property is available to purchase.

Business Rates

Rateable Value £6,400

Qualifying occupiers may benefit from 100% Small Business Rates Relief.

Services

We understand that mains water, drainage, electricity and telephone lines are connected to the property. We must stress that none of these services have been checked or tested.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

EPC

Energy Performance Rating TBC.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT).

Viewings

Strictly by prior arrangement with the agent.



Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

