

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

**50/52 Bridge Street, Worksop, Nottinghamshire, S80 1JD**



- **Bar / Restaurant / Retail Opportunity**
- **Prominent Location on Bridge Street**
- **1,965 sq ft Ground Floor plus First Floor & Basement**
- **Potential for other Uses, Subject to Planning**
- **To Let on a New Lease**

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## LOCATION

Worksop is a thriving market town located in North Nottinghamshire, approximately 20 miles South East of Sheffield. The town has a population of approximately 44,400 people (2011 Census) and excellent links to both the A1 and M1 Motorway's via the A57.

The subject property is located on the pedestrianised Bridge Street, occupying a strong secondary location. Nearby occupiers include Poundstretcher, Betfred and a number of High Street Banks.

## DESCRIPTION

The property comprises part of a former bank which is suitable for bar / restaurant / retail uses. The unit has an attractive prominent frontage with a substantial ground floor area along with first floor and basement space.

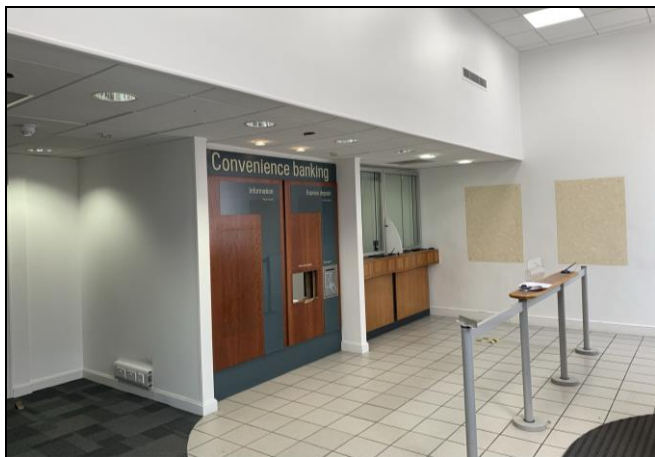
## ACCOMMODATION (Approx gross internal areas)

Ground Floor	1,965 sq ft	182.5 sq m
First Floor	475 sq ft	44.1 sq m
Basement	265 sq ft	24.6 sq m
<b>Total</b>	<b>2,705 sq ft</b>	<b>251.2 sq m</b>

## RATING

The premises are currently assessed for rates as follows: -

Bank & Premises Rateable Value - £32,000



## ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on request.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, incoming tenants will be required to provide identification documentation.

## RENT

Offers in the region of **£27,500** per annum are invited.

## LEASE

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

The landlord will consider both flexible terms and longer lease lengths, with incentives available.

## PLANNING

We are informed the premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Offices/Light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

Other uses such as (A4) Drinking Establishments will be considered subject to planning.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

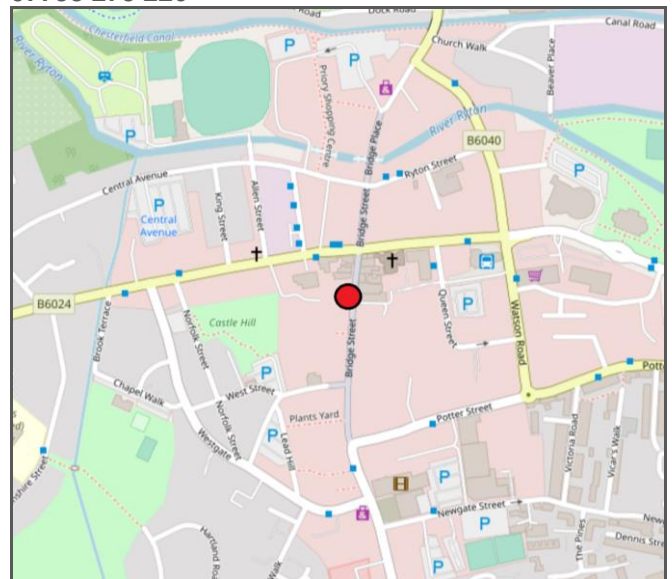
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Mark Holmes - Crosthwaite Commercial**

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**07738 275 226**



**SUBJECT TO CONTRACT & AVAILABILITY June 2021**