

**ATTRACTIVE HIGH STREET RETAIL UNIT AVAILABLE  
ON A NEW LEASE – GRANT ASSISTANCE FOR SHOP  
FITTING MAY BE AVAILABLE**

**3 Bridge Street  
Worksop  
Nottinghamshire  
S80 1DS**



**Prominent town centre location close to local and national occupiers**

Worksop is a historic market town in Nottinghamshire, located on the northern edge of Sherwood Forest. Known as the "Gateway to the Dukeries," it has strong links to the region's stately homes and estates. The

town benefits from good transport links, a diverse local economy, and a mix of retail, industrial, and residential areas.

### Location

The subject property is situated on the crossroads of Bridge Street and Ryton Street, with close links to the Priory Place Shopping Centre. The property is opposite Greggs and other nearby occupiers include Iceland, Max Spielmann, Notts Building Society and JD Sports.

### Description

The mid-terraced building provides retail space over ground and ancillary floors, including rear storage and delivery access. Facilities include WC and office/storage areas, with retail frontage and back-of-house support. The property could be split to enable a tenant to sub-let part if required.

### Accommodation

Ground floor retail	106.81 sq m	(1150 sq ft)
Ground floor Storage	30.48 sq m	(328 sq ft)
First floor Storage	49.80 sq m	(536 sq ft)
First floor ancillary	5.72 sq m	(62 sq ft)
Second floor storage	42.4 sq m	(456 sq ft)

<b>Total internal area</b>	<b>235.21 sq m</b>	<b>(2532 sq ft)</b>
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### Terms

Terms The property is available to let on the basis of a new 6-year lease or longer, subject to 3 yearly rent reviews on a full repairing and insuring basis (landlord to insure the building and tenant to reimburse).

### Rent

A commencing rental of £18,000 per annum exclusive.

### Energy Performance Certificate

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### Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

### VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Ben Adams dealing), admin@peill.com for viewings.



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