



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

***SUBSTANTIALLY
REDUCED RENT*
PROMINENT
RETAIL/RESTAURANT
PREMISES TO LET
UNIT 1, BRIDGE COURT
BRIDGE PLACE
WORKSOP**



LOCATION

The premises occupy a prominent location on the corner of Bridge Place and Watson Road within the recognised evening A3/A4 circuit. The premises are immediately adjacent to Maverix Nightclub and Job Centre Plus with other occupiers close by including Bar Xcetra, Disraeli's, Subway, Walmsleys Furnishers, Shoe Fayre, Matalan and The Waterfront.

ACCOMMODATION

The premises are arranged on ground and first floors to provide the following approximate dimensions and floor areas:

Description		
Gross frontage	8.73 m	28' 8"
Splay frontage	6.14 m	20' 2"
Return frontage (Watson Rd)	19.97 m	65' 5"
Ground floor Sales	195.36 sq. m	2,103 sq. ft.
Ancillary	18.02 sq. m	194 sq. ft.
First Floor: Sales	95.12 sq. m	1,024 sq. ft.
Ancillary	53.88 sq. m	580 sq. ft.

Customer WC facilities are situated to the first floor with disabled facilities to the ground floor.

PLANNING

We are advised that the premises benefit from A3 (Restaurant), A2 (Financial and Professional Services) and A1 (Retail) planning consents and as such the premises would be suitable for a variety of uses.

Subject to Contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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LEASE

The premises are available on a new, effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

RENT

£27,500 (Twenty Seven Thousand Five Hundred Pounds)

RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Shop and Premises
Rateable Value (2010)	£36,000
UBR (2016/2017)	50.3p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through Paul Lancaster Commercial Property Consultant.

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Tom Lancaster:
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EPC

Details to be provided in due course.

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Experian Goad Plan Created: 16/01/2014
Created By: Paul Lancaster CPC

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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Ordnance Survey 100017318

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