

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## GROUND FLOOR RETAIL UNIT

100 Bridge Street, Worksop – S80 1HZ

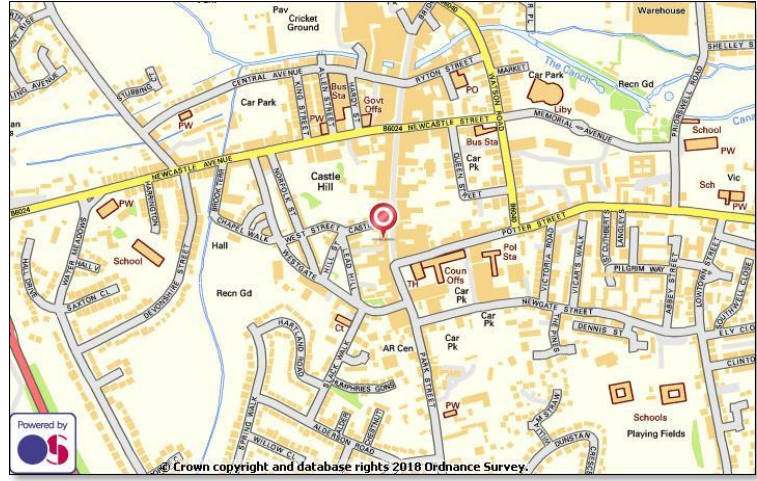
- 110 SQ. M. (1,184 SQ. FT.)
- Ground floor retail shop
- Town centre location
- Private car parking to the rear
- Suitable for variety of occupiers (subject to consent)

**TO LET**

**LOCATION**

The premises are located in the main business and retail district of Worksop Town Centre.

The property benefits from easy access to local transport with the bus station adjacent and the train station being a 10-minute walk.



**Energy Performance Certificate**  
Non-Domestic Building

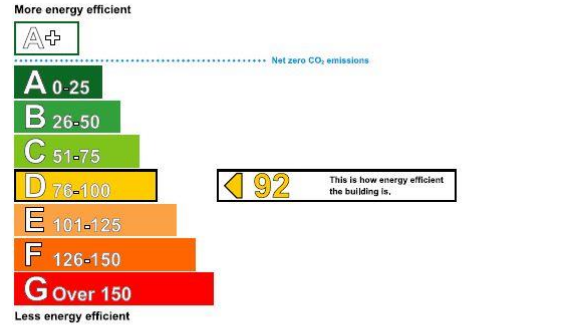


100 Bridge Street  
WORKSOP  
S80 1HZ

**Certificate Reference Number:**  
0070-3912-0368-5880-3000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**



**Technical Information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	138
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	76.39
Primary energy use (kWh/m <sup>2</sup> per year):	445.7

**Benchmarks**

Buildings similar to this one could have ratings as follows:

25	If newly built
74	If typical of the existing stock

**DESCRIPTION**

The property comprises a former solicitors office suitable for A1 Retail or A2 Professional Services. Subject to planning.

The property benefits from retail sales/reception area, office and five further meeting rooms along with kitchen/staff room stores and welfare facilities. Externally the property benefits from external private car parking to the rear.

**ACCOMMODATION**

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	110	1,184

**BUSINESS RATES**

The premises have a rateable value of £5,900. The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**TERMS/RENT**

The property is available by way of a new Full Repairing and insuring lease at a term to be agreed at an asking rent of £15,000 per annum exclusive.

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

**VAT & COSTS**

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Each party are to be responsible for their own costs.

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Nick Wilson MRICS  
Tel: 0114 276 0151  
Email: [nick.wilson@markjenkinson.co.uk](mailto:nick.wilson@markjenkinson.co.uk)

**Disclaimer – February 2019**

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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