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## RETAIL PROPERTY



# 1 Bridge Court, Bridge Place WORKSOP S801JS RESTAURANT TO LET/A2 consent

### 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 with other occupiers close by including **Bar Xcetra, Disraeli's, Subway, Shoe Fayre, Matalan** and **The Waterfront..**

### Accommodation

The property provides the following approximate accommodation:

Dimensions	M	Ft
Gross frontage	8.73	28'7"
Floor Area	Sq M	Sq Ft
Ground Floor	195	2,103
First Floor Sales	95	1,024
First Floor Ancil	54	580

### Lease

The shop is available on a new 10 year lease with rent review after 5 years.

### Rent

An initial rental in the order of **£30,000pax**

### Rent Free

Dependent on covenant a rent free period is available

### Rates

We have been informed by the local Rating Authority that the following rateable value applies: -  
2017 list - £34,000. Rates payable £16,762 per annum  
(Rate in £ 49.3 pence 2018/9)

Interested parties are strongly advised to make their own enquiries.

### VAT

The property has been elected for VAT purposes.

### Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

### Viewing and Further Information

Viewings strictly by appointment with the sole agent:

### Michael Perkins

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London  
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