

HIGH QUALITY RETAIL / FOOD RETAIL UNIT

TO LET.

UNIT 5 VESUVIUS • SANDY LANE
• WORKSOP • S80 3GP



- Prominent Retail Location
- 112.23 Sq M (1,208 Sq Ft)
- High Levels of Passing Traffic & Footfall

- Suit Various Retail / Food Retail Uses
- Next to Subway, Burger King, ASDA



FLINT
REAL ESTATE



DESCRIPTION

High quality, retail / food retail unit that is prominently located providing 1,208 Sq Ft of space

- Open plan flexible retail space
- Steel portal frame
- Attractive glass frontage
- LED lighting
- 3 phase electricity supply
- Minimum eaves height of 4.5m
- Designated parking area
- Communal covered cycle parking to be provided
- 24-hour access
- Potential to create office space
- On site retail operators including, Burger King, Asda, Travis Perkins and Subway
- Prominent location off the A57, Workshop



LOCATION

Vesuvius is ideally located off Sandy Lane with direct access from the A57 in Worksop.

Worksop itself is a historic market town with a rich heritage and a thriving community. It is centrally positioned within North Nottinghamshire, making it easily accessible from surrounding cities and towns.

Located directly opposite Asda Superstore the development benefits from a highly visible position and superb connections to the M1 and A1.

The unit is situated next door to Subway, Burger King and Asda store and filling station. The location is ideal for various retail, food retail and trade uses.



 SAT NAV: S80 3GP

 PROVE.BLEAK.VOUCH



ACCOMMODATION

The property has the following Gross Internal Floor Areas. Floor plans are available upon request.

Unit	Sq M	Sq Ft
Unit 5	112.23	1,208

ASKING RENT

Asking rent is £20,000 per annum exclusive.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.



BUSINESS RATES

Ratable Value: £8,000

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk

VAT

All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

EPC

The EPC rating on the units range from A. Copies of individual certificates are available upon request



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