



Location

Worksop is a Nottinghamshire town situated approximately 19 miles south east of Sheffield and 15 miles north of Mansfield. The Celtic Retail Park is located 1.5 miles north of Worksop town centre close to the A57.

Situation

The property is located at the Celtic Retail Park. The neighbourhood scheme consists of 9 retail units, totalling 14,270 sq ft of accommodation. It is anchored by an Asda Supermarket. Other occupiers include Domino's, Betfred, Fulton's and Barnardo's. Adjacent to the unit is Aroma (Oriental Cuisine) and Barnardo's.

Accommodation

The property is arranged over ground floor and has the following approximate Net Internal Areas: -

Ground Floor	114.15 sq m	1,229 sq ft
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Tenure

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed with 5 yearly rent reviews.

Rent

£26,000 per annum exclusive.

Rates

Rateable Value	£26,250
Rates Payable (estimated)	£12,863

Interested parties are advised to make their own enquiries with the Local Authority to verify these figures.

Service Charge

The Service Charge is approximately £1,727 per annum.

EPC

A certificate is available on request.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Viewing

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Chris Houghton	0151 225 0326	chrishoughton@masonpartners.com

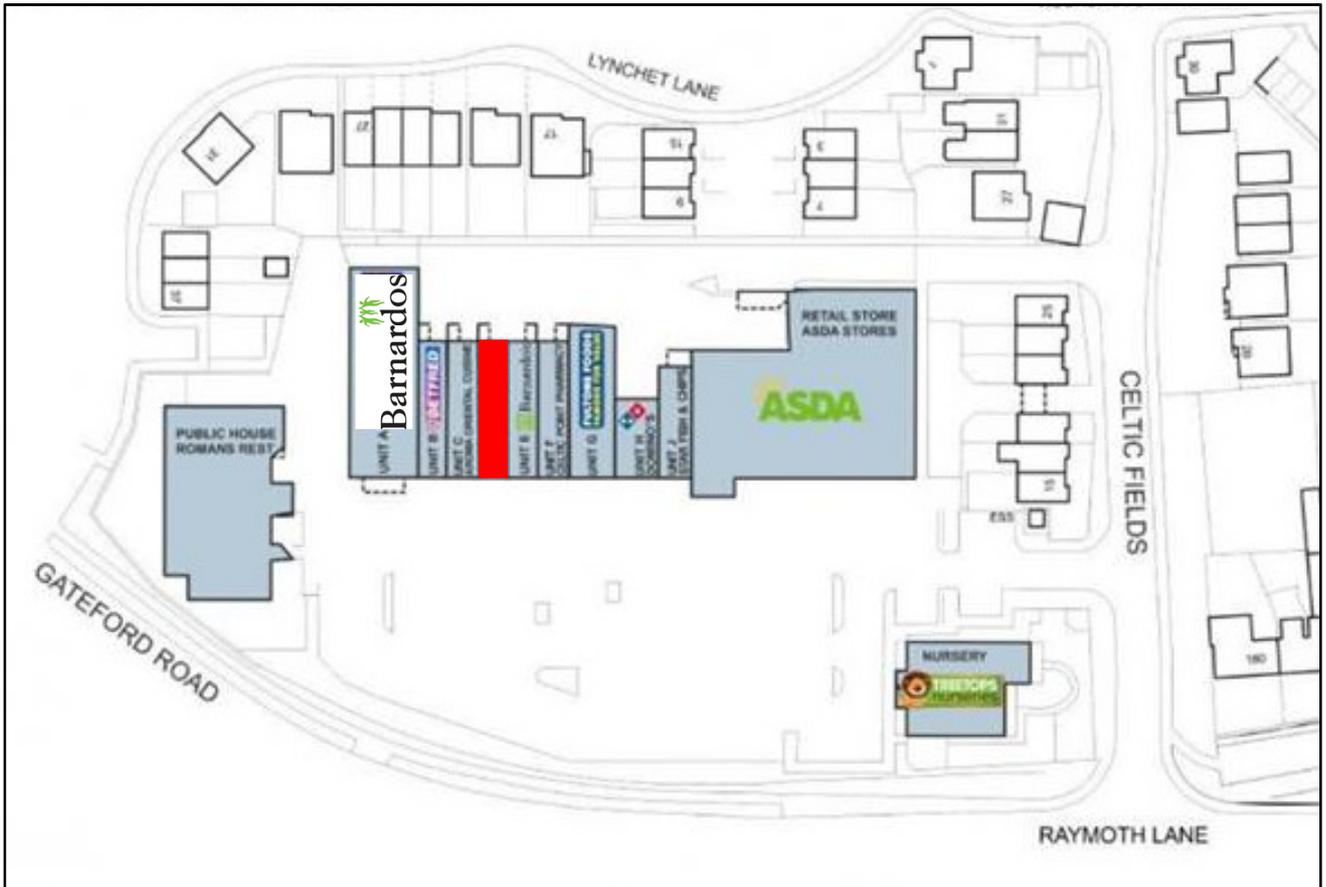
0151 227 1008

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SHOP TO LET

Workshop - Unit D, Celtic Point Retail Park, S81 7AZ

Mason Partners



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