



TO LET

Office Suites

**38 Potter Street,
Worksop,
Nottinghamshire,
S80 2AQ**



Description

The property comprises seven office suites over three storey's situated with prominent frontage onto Potter Street, being within close proximity to the town centre of Worksop.

38 Potter Street is a Grade II listed building, providing characterful office accommodation, offering flexible office suites for established and start up businesses.

The premises benefits from designated car parking.

Location

The property is located fronting Potter Street, which in turn leads to Bridge Street and Watson Road which dissects the retail heart of Worksop town centre

Accommodation

The accommodation is arranged as seven office suites with a common kitchen, W/C facilities, and staff room providing a total area of 2,881 sq. ft. (267.64 sq. m.).

For more information on the individual office suite areas then please contact Suffolks.



Services

Electrics, mains water, and drainage are connected to the property.

Business Rates

The property is assessed for Business Rates, and each office suite will be re-assessed to provide formal rateable values.

Rent

Suite 1	£300 per calendar month
Suite 2	£300 per calendar month
Suite 3	£350 per calendar month
Suite 4	£300 per calendar month
Suite 5	£300 per calendar month
Suite 6	£300 per calendar month
Suite 7	£300 per calendar month

A Service Charge is payable in addition to the rent. For more information please contact Suffolks.

Tenure

Leasehold

VAT Status

VAT is not applicable.

Legal Costs

Each party is to bear their own legal costs in the transaction.

Planning

Office – use class E

Energy Performance Certificate

The property is Grade II listed and therefore does not require an EPC.

Viewings

Strictly via appointment with Suffolks.

Tel : 01226 593 422

Email: info@suffolkssurveyors.com

Money Laundering

In accordance with Anti-Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Misrepresentations Act 1967

- (1) These particulars do not constitute any part of an offer or contract;
- (2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact;
- (3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars;
- (4) The vendor(s) or lessor(s) do not make or give and neither Suffolks Surveyors Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property;
- (5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, less, or lessee) have been tested and are not warranted to be in working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by

Suffolks Surveyors Limited to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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