

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

38 - 40 Eastgate, Worksop



- **Central Eastgate Trading Position near Matalan car park**
- **Double Fronted Ground Floor Retail Unit with Two Main Zones**
 - **Rear Ancillary Rooms plus Staff Kitchen**
- **Defined Layout Supports Merchandising and Service Operations**
 - **Close to On Street and Public Car Parking**
 - **Flexible Lease Terms; £6000 pa**

Mellor & Beer present a centrally positioned double-fronted retail unit on Eastgate, Worksop, offering strong town centre visibility and practical access to nearby public parking, including the Matalan car park. The ground floor configuration provides two defined trading zones to the frontage, supported by functional rear ancillary rooms and a staff kitchen. The arrangement enables clear merchandising, service counters, and customer flow, with scope for a range of Class E occupiers such as retail and service providers. Flexible lease terms are available, providing an accessible route to secure a well-located town centre presence with consistent footfall and convenient customer parking options.

£ 6000 Per Annum

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FULL ROOM-BY-ROOM / ZONE DETAILS

Main Retail Zone (Front) 8.05m x 3.33m (26'5" x 10'11")

Secondary Retail Zone (Front) 5.63m x 3.37m (18'6" x 11'1")

Rear Ancillary Room 4.20m x 3.30m (13'9" x 10'10")
to be confirmed.

Rear Ancillary Room 3.00m x 2.00m (9'10" x 6'7")

Staff Kitchen





We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.