



SITUATION

Located in the town's main pedestrianised retail thoroughfare amongst such multiple retailers as **Thomas Cook, WH Smith, B&M Bargains, Iceland, Shoe Zone, Vodafone, Game, Ryman, Halifax, Dorothy Perkins** and many others. In addition, **The Priory Shopping Centre** nearby houses a variety of traders including **M&S Simply Food, New Look, Poundland, Wilko, Burger King** and more.

Worksop is located approximately 15 miles east of Sheffield and 23 miles north of Nottingham, enjoying excellent road access to the M1 (Junction 31) via the A57.

PROPERTY

A mid terrace **Deep Lofty Ground Floor Shop with Storage/Ancillary** at the rear.

VAT is applicable to this Lot

FREEHOLD

£27,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'11"
Internal Width	18'11"
Shop Depth	61'7"
Built Depth	88'8"
Area	Approx 1,364 sqft ¹
WC	

¹ Area taken from VOA

TENANCY

The entire property is let on a full repairing and insuring lease to **JD Sports Fashion Plc (having over 200 branches) (T/O for Y/E 30/01/16 £1.82bn, Pre-Tax Profit £131m and Shareholders' Funds £382m)** for a term of 10 years from 13th October 2012 at a current rent of **£27,500 per annum** exclusive.

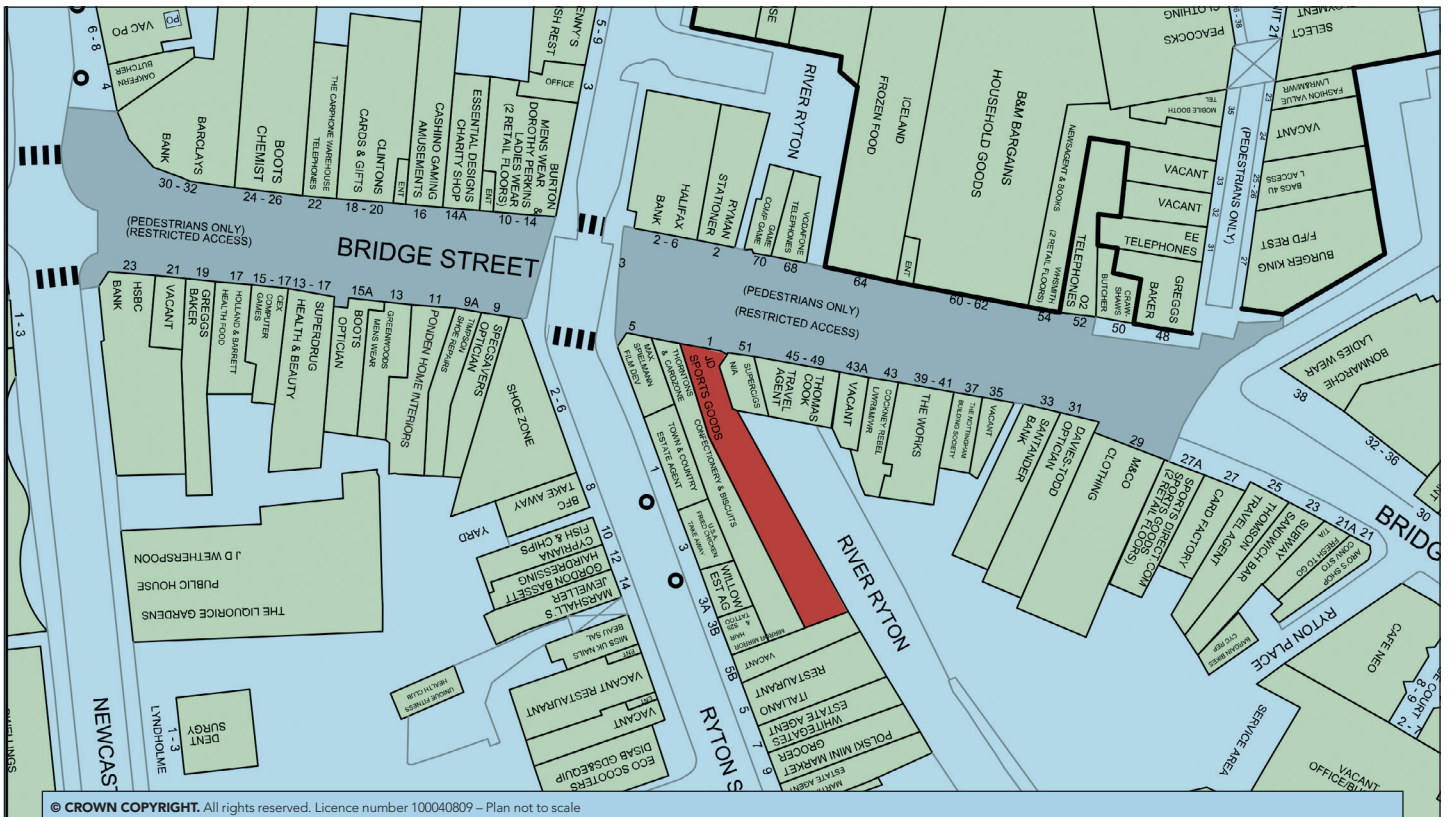
Rent Review October 2017

Note 1: The Tenant can no longer operate their October 2017 Break Clause.

Note 2: The Freeholder has the right to use the passageway to the rear of the property by way of a 999 year lease at a rent of £1,656 p.a. which is fully recovered from J D Sports. The rights demised over the passageway are for making deliveries, disposing of refuse and for escape in case of fire or other emergency – See legal pack.



View opposite Property



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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts