



Situation

Located in the town's main pedestrianised retail thoroughfare, adjacent to **Boots**, opposite **Greggs** and amongst other multiple retailers including **Carphone Warehouse**, **Clintons**, **Dorothy Perkins**, **Superdrug**, **Holland & Barrett**, **HSBC** and many others. In addition **The Priory Shopping Centre** nearby houses a variety of traders including **M&S Simply Food**, **New Look**, **Wilko** 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 building comprising a ground floor **Banking Hall** plus **Ancillary Accommodation** on the first, second and third floors.

VAT is applicable to this Lot

Freehold

Note 1: 6 week completion

Accommodation¹

| | | |
|-------------------------------|---------------|--------------------|
| Ground Floor | | |
| Gross Frontage | 23'8" | |
| Built Depth | 103'3" | |
| Banking Hall Area | Approx | 1,090 sq ft |
| Store Area | Approx | 387 sq ft |
| First Floor Ancillary | Approx | 408 sq ft |
| Second Floor Ancillary | Approx | 412 sq ft |
| Third Floor Ancillary | Approx | 417 sq ft |
| Total Area | Approx | 2,714 sq ft |

¹Not inspected by Barnett Ross. Areas provided by Vendor.

Tenancy

The entire property is let on a full repairing and insuring lease to **Barclays Bank Plc (T/O for Y/E 31/12/17 £26.7bn, Pre-Tax Profit £3.16bn and Shareholders' Funds £65.7bn)** for a term from 27th March 2011 to 11th January 2027 at a current rent of **£32,500 per annum** exclusive.

Rent Review and Tenant's Break 2022

Note 2: Barclays Bank also occupies the adjoining shop (Nos. 30-32) which intercommunicates with the subject property.

£32,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

SCJ Solicitors

Tel: 01286 677 897 Ref: Samantha Jones

Email: samantha.jones@scjsolicitors.co.uk

View Down Bridge Street



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