



## SITUATION

Located close to the junction with Blyth Road, in this shopping precinct occupied by such multiples as **Betfred, Sainsbury's, Martins, Post Office, Cooplands** and other local traders serving the surrounding residential area, lying approximately 1¼ miles north-east of the town centre.

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

Forming part of a shopping precinct comprising a **Self-Contained Flat** at first floor level and a **Garage**.

## ACCOMMODATION

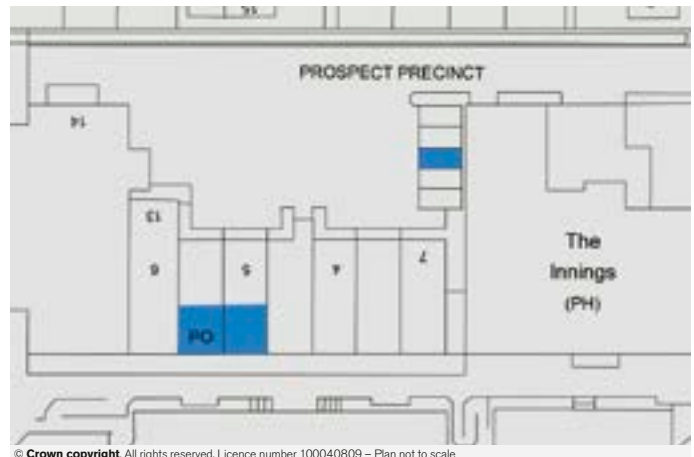
### First Floor Flat

Not inspected – believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC

**Garage** 8'3" x 16'10"

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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## TENANCY

The property is let on a full repairing and insuring lease to an **individual** for a term of 99 years from 29th September 1972 at a current rent of **£272.75 per annum** exclusive.

**Valuable Reversion in approx. 52½ years.**

**£272.75 p.a. Plus**  
**Valuable Reversion**

The Surveyors dealing with this property are  
**Jonathan Ross** and **Zac Morrow**

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

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