



SITUATION

Located in the heart of the town centre within this busy pedestrianised thoroughfare amongst such multiples as **Greggs, Holland & Barrett, Boots, Barclays, Poundstretcher** and others.

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

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

An attractive mid-terraced building comprising a **Deep Ground Floor Shop** with separate front access to **Self-Contained Offices** at first floor level. In addition, the property includes a garden/yard area at the rear.

Note 1: There may be potential to convert the first floor Offices into residential, subject to obtaining possession and the necessary consents.

£25,050 p.a. (see Note 2)

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Stephen Murray & Co

Tel: 020 8997 9669 Ref: Nigel Penzer

Email: irogers@stephenmurrayandco.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Internal Width Shop Depth Built Depth Area Approx. Incl. 3 WCs	25'3" 22'3" (max) 69'0" 83'7" 1,480 sq ft	Done Brothers (Cash Betting) Ltd t/a Betfred (Having approx. 1,470 branches)	10 years from 24th June 2013	£20,250	FRI
First Floor Offices & Rear Yard	2 Offices & Storage Area Approx. WCs	1,255 sq ft ¹	M. Coe (Photographic Studio)	3 years from 27th October 2014 (Holding over – see Note 2)	£4,800 (see Note 2)	Repairing and Insuring subject to a photographic schedule of condition. Note 2: The tenant has given notice to end the tenancy on 23rd June 2023 and he has not been paying rent. The Vendor is dealing with the arrears and the Purchaser will not be liable to pay for the arrears relating to this tenancy.
					Total: £25,050 (see Note 2)	

¹Not inspected by Barnett Ross. Area taken from VOA.