



## SITUATION

Located in the town's main pedestrianised retail thoroughfare amongst such multiple retailers as **B&M Bargains, Iceland, Shoe Zone, Vodafone, Greggs, Specsavers, Halifax** and many others.

In addition, **The Priory Shopping Centre** nearby houses a variety of traders including **Poundland, 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.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	22'11"
Internal Width	18'11"
Shop Depth	61'7"
Built Depth	88'8"
Area	Approx. 1,364 sq ft <sup>1</sup>
WC	

<sup>1</sup>Area taken from VOA.

**Note: 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 JD 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.**



VAT is applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **JD Sports Fashion Plc (having over 400 branches in the UK) (T/O for Y/E 28/01/23 £10.13bn, Pre-Tax Profit £440.9m and Shareholders' Funds £2.12bn)** for a term of 3 years from 13th July 2023 (**renewal of a previous lease**) at a current rent of **£17,500 per annum** exclusive.

**Tenant's Break July 2025**

**£17,500** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

## Vendor's Solicitors

Simkins LLP  
Tel: 020 7874 5600 Ref: David O'Dwyer  
Email: david.odwyer@simkins.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'**