



## SITUATION

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

## 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.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 25'3" Internal Width 22'3" (max) Shop Depth 69'0" Built Depth 83'7" Area Approx. 1,480 sq ft incl. 3 WCs	<b>Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 1,300 branches)</b>	10 years from 28th October 2013	£22,250	FRI <b>Rent Review 2018 (Outstanding). The tenant did not exercise their 2018 Break Clause.</b>
First Floor Offices & Rear Yard	2 Offices & Storage Area Approx. 1,255 sq ft WCs	<b>M. Coe (Photographic Studio)</b>	3 years from 27th October 2014 (Holding Over.)	£4,800 (see Note)	Repairing and Insuring subject to a photographic schedule of condition. <b>Note: Currently paying a personal concessionary rent of £960 p.a. which can be revoked.</b>
<b>Total Area Approx. 2,735 sq ft</b>				<b>Total: £27,050</b>	

<sup>1</sup> Not inspected by Barnett Ross. Area taken from VOA.



**£27,050** 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 £850 (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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