



## SITUATION

Located in the town's main pedestrianised retail thoroughfare, adjacent to **JD Sports** and amongst such other multiple retailers as **B&M Bargains**, **Iceland**, **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 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

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Store** on the first floor.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Gross Frontage 13'0"

Built Depth 31'0"

### First Floor

Ancillary Store Area Approx. 174 sq ft

WC

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

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **V. Amirthakumar as a Convenience Store** for a term of 10 years from 30th January 2017 at a current rent of **£9,000 per annum** exclusive (see **Note 1**).

**Note 1: The current rent of £9,000 p.a. is a personal concession from £11,000 p.a. as stated in the lease.**

**Note 2: There is a £4,583.33 Rent Deposit held.**

**£9,000** p.a. (see Note 1)

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

## Vendor's Solicitors

DKLM LLP

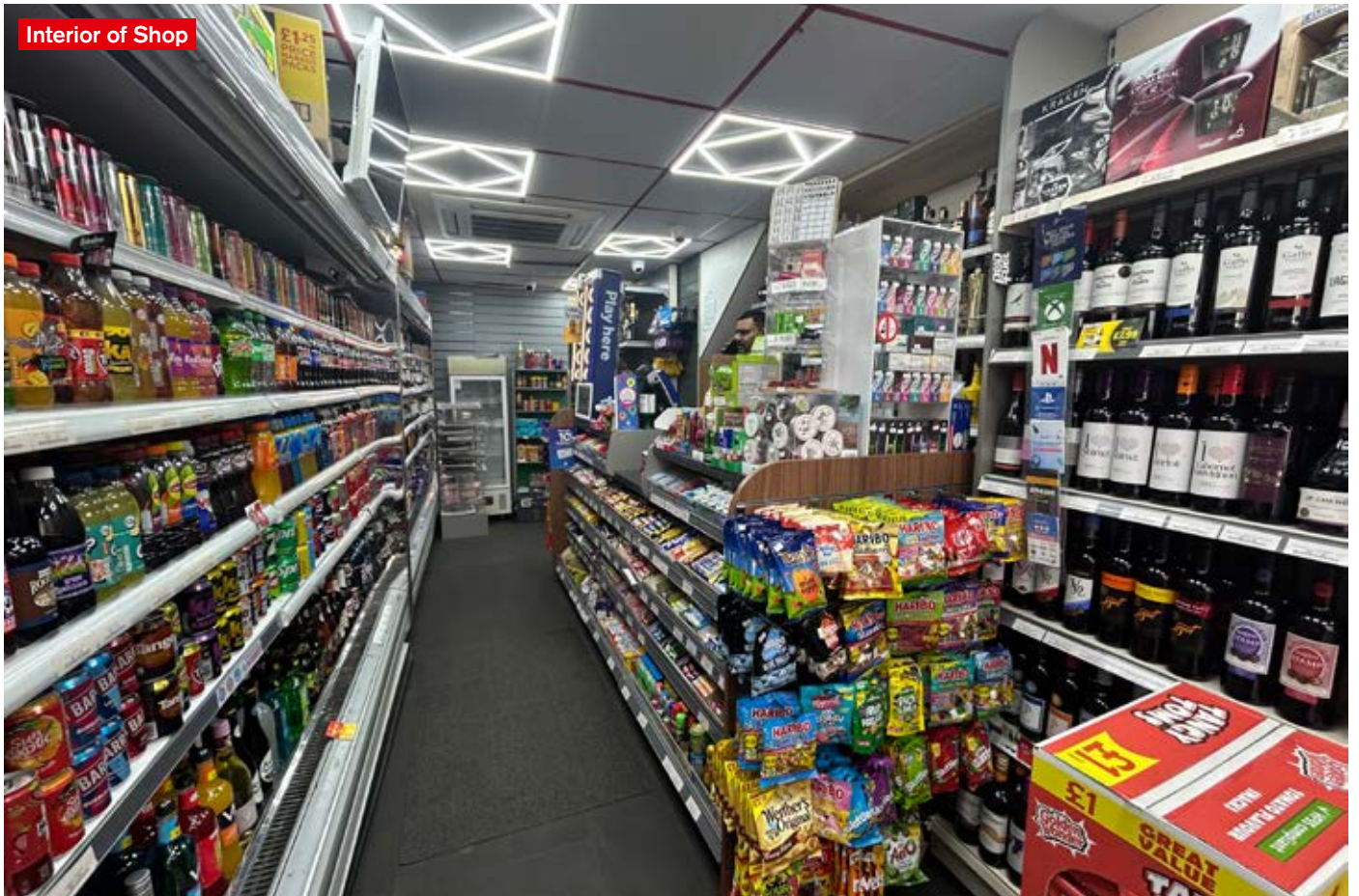
Tel: 020 7549 7888 Ref: James Brock

Email: j.brock@dklm.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



Interior of Shop