

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



RETAIL & OFFICE INVESTMENT

100, 102 & 104 Bridge Street, Worksop – S80 1HZ

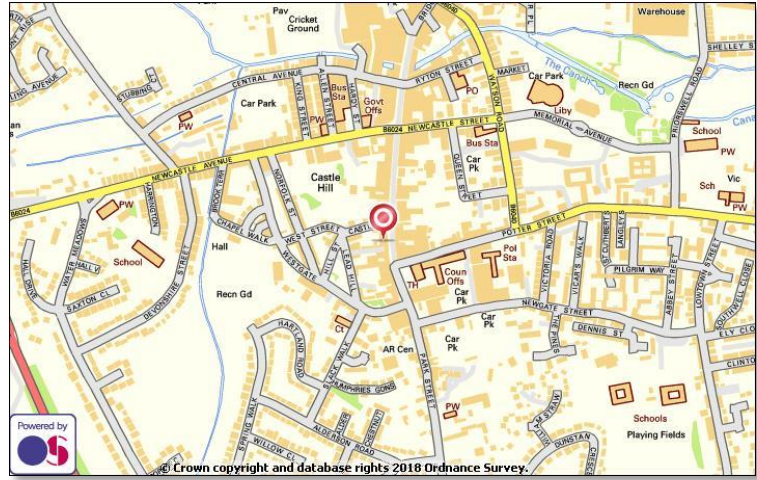
- 364 SQ. M. (3,928 SQ. FT.)
- Upper floors suitable for residential conversion subject to planning
- Town centre location
- Ground floor retail income
- Secure car parking to rear

FOR SALE

LOCATION

The premises are located in the main business and retail district of Worksop Town Centre.

The property benefits from easy access to local transport with the bus station adjacent and the train station being a 10-minute walk.



DESCRIPTION

The property is a mid terraced brick built Grade II listed building set over three floors. The ground floor consists of two self-contained retail units and separate entrance lobby with staircase providing access to the self contained first and second floor office accommodation. The building has single glazed sash windows throughout and W/Cs and kitchen facilities in individual units.

To the rear the property has a secure gated car park.

ACCOMMODATION

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor 100	120.67	1,299
Ground Floor 104	71.3	797
First Floor 102	114.74	1,235
Second Floor 102	58.5	627
Total Area	364.96	3,928

BUSINESS RATES

The premises have a rateable value of;

- 100 Bridge Street £11,750
- 102 Bridge Street £10,500
- 104 Bridge Street £7,700

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit www.gov.uk/calculate-your-business-rates

TERMS/RENT

The sale will be subject to the following internal repairing and insuring leases:

100 - Let to Asda Stores Ltd, 6 months from 5th November 2019 to 4th May 2020, £9,000 per annum

104 - Let to Hollywood Nails, 10 years from 24th April 2019 to 23 April 2029, £10,750 per annum subject to 3 yearly rent reviews

Note: the first and second floor office accommodation at 102 Bridge Street will be sold with vacant possession and the leases at 100 and 104 are let within the provisions of the Landlord and Tenant Act 1954 part II.

PRICE

Offers in the region of £285,000.

ENERGY PERFORMANCE CERTIFICATES

100: D92, 102: D83, 104: C63, all issued 12/3/18. Full copies of certificates available to view on request.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VAT & COSTS

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Each party are to be responsible for their own costs.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

- Surveyor acting: Nick Wilson MRICS
- Tel: 0114 276 0151
- Email: nick.wilson@markjenkinson.co.uk

Disclaimer – March 2020

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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