

- **Substantial double fronted building**
- **High profile main road position**
- **Close to the centre of Worksop**
- **Ground floor let at £6,500 per annum**
- **Extensive vacant first and second floor accommodation**
- **Potential for residential (subject to consents)**

Ground Floor

Sales Area 63.76m²
(686 square feet)
Stores 3.85m² (41 square feet)
Office 10.51m² (113 square feet)

Basement

Cellar 29.19m² (314 square feet)

First Floor

Front Room 5.96m x 4.17m
Front Room 3.06m x 2.40m
Front Room 3.20m x 4.18m
Rear Room 3.97m x 3.62m
Rear Room 5.36m x 3.62m
Shower Room 3.00m x 2.61m

Second Floor

Room 3.26m x 5.50m
Room 3.25m x 5.10m

Outside

Large outbuilding providing storage
Rear yard with access to upper floors

Tenancy Details

The property is let for a period of ten years from 25 March 2000 at £6,500 per annum. A copy of the lease is available for inspection

JOINT AUCTIONEERS: Fox Lloyd Jones, 30 Park Place, Leeds LS1 2SP



SOLICITORS: Banking and Restructuring Services Group, For and behalf of Cobbetts LLP, No. 1 Whitehall Riverside, Leeds LS1 4BN (Ref: Matt Leech)

VIEWING: By appointment with the Auctioneers 0114 276 0151

ON INSTRUCTIONS FROM PAUL FOX
LPA RECEIVER FOR REAL PROPERTIES
(DONCASTER) LTD

