

REAVAILABLE DUE TO
ABORTIVE NEGOTIATIONS

**** REDUCED TERMS ****

WORKSOP

**39/41 BRIDGE STREET
S80 1DA**

**SUBSTANTIAL PROMINENT SHOP UNIT
TO LET OR FOR SALE**

LOCATION

The property occupies a prominent trading location on the pedestrianised Bridge Street being adjacent to **Poundstretcher**. Nearby multiple retailers include **William Hill, BetFred, Lloyds, NatWest, Nationwide** and **Yorkshire Bank**.

ACCOMMODATION

The premises are arranged on ground, first and second floors with the following approximate areas and dimensions:-

Gross frontage	41'4"	12.6m
Internal width	38'7"	11.8m
Shop depth	97'6"	29.7m
Built depth	98'6"	30m
Site depth	120'8"	36.8m
Ground floor sales	3,358 sq ft	312 sq m
First floor stock	447 sq ft	41.5 sq m
Second floor stock	684 sq ft	63.5 sq m

NB: The property benefits from excellent rear servicing facilities off Bridge Street with a roller shutter rear goods door with direct access onto the rear yard.



LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£38,500** (thirty eight thousand five hundred pounds) p.a.x.

OR

FREEHOLD

The property is to be offered with full vacant possession upon completion and offers of **£385,000** (three hundred and eighty five thousand pounds) are sought, exclusive of VAT.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£46,750
UBR 2019/2020	49.2p
Rates Payable 2019/2020	£23,001

For verification purposes prospective tenants are advised to make their own enquiries with Bassetlaw District Council (01909 533 533)

EPC

The property has a rating of D97. A Certificate and Recommendations are available upon request.

PLANNING

The property currently benefits from an A1 (retail) consent but would suit A3 (restaurant/café), A4 (drinking establishment) or D2 (assembly and leisure) uses subject to obtaining the appropriate planning and licensing (if required).

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33/37 Watergate Row
Chester
CH1 2LE
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ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

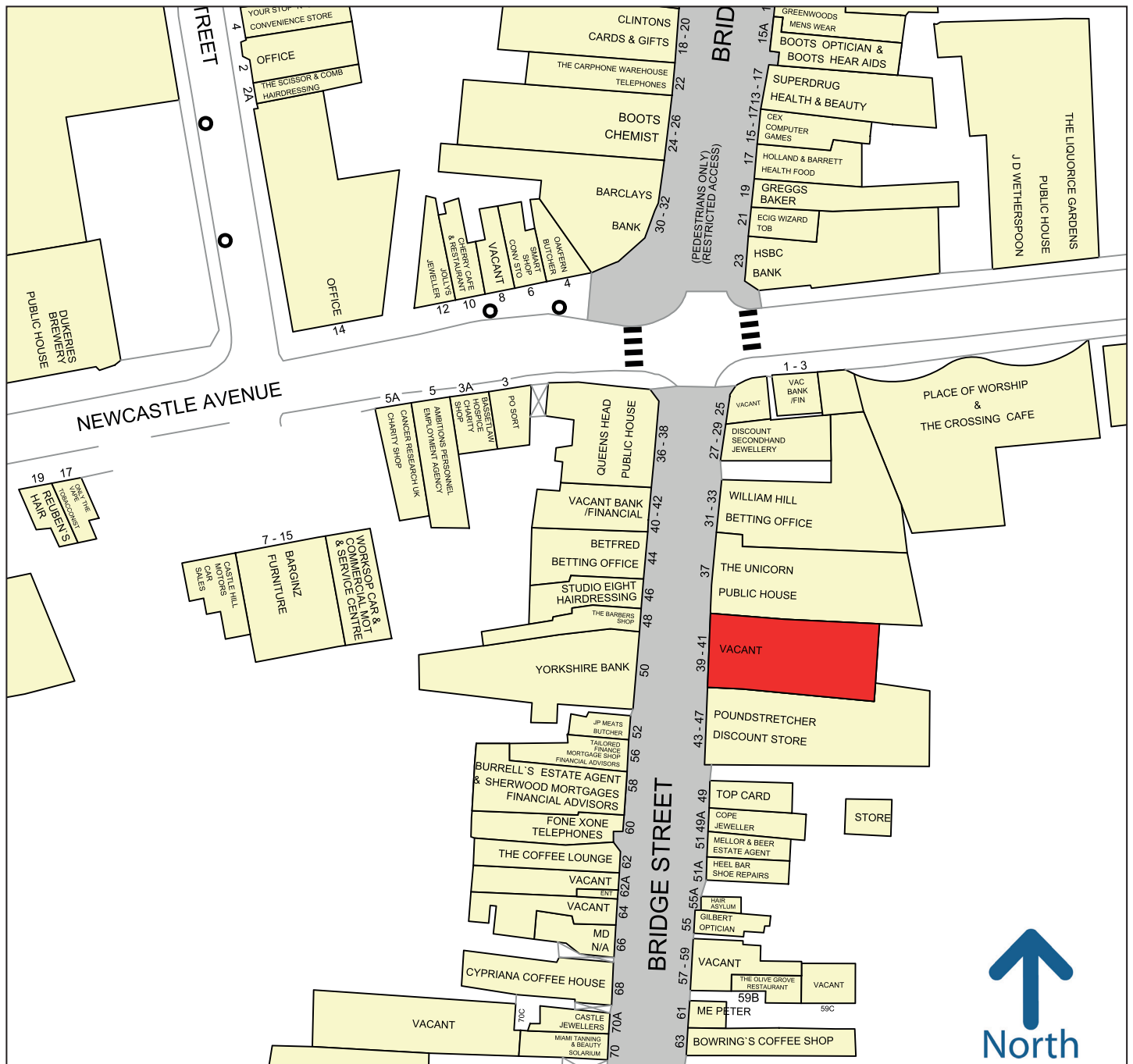
Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

By appointment through:-
Hugh Ockleston of Ockleston Bailey
Tel: 01244 403444
E-mail: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

HWO/eaw/130918



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