



13 Carlton Road, Worksop, Nottinghamshire, S80 1PD
Guide Price: £105,000

- Mixed use investment
- Anchored by a 10 year commercial lease
- Two residential flats to the upper floors
- 12.29% Net Initial Yield when fully let
- Well established local business occupying the ground floor
- Prominent retail position in close proximity to Worksop town centre

Approximate distances:

- Refford 9 miles
- Doncaster 19 miles
- Sheffield 20 miles
- Lincoln 28 miles
- Nottingham 35 miles

Viewings and further information:



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Description

The property comprises a three storey building of traditional brick construction. Internally the ground floor is tenanted by a local covenant trading as a tattooist. The upper floors are accessed to the rear of the building and comprise two separate flats, one on the first and one on the second floors of the building. All three elements of this building are currently tenanted with further details contained within the tenancies section of these particulars.

Location

The property is located fronting onto Carlton Road which is one of the arterial routes into and out of the town centre of Worksop. The property is situated within a secondary retail location and within a short walk from the town centre. Carlton Road and the adjacent Gateford Road are popular retail locations with most business' of a local nature although there are a number of national occupiers such as Halfords also located within close proximity.

Services

We understand that mains water, drainage and electricity are connected to the property however we must stress that none of these services have been checked or tested by the selling agents.

Legal costs

Each party is to be responsible for their own legal fees incurred as a result of any transaction in relation to this property.

Business rates & Council tax

We are advised that each element of the property has the following rateable value/ council tax band;

Retail Unit: £4,400 per annum
13a: Tax band A
13b: Tax band A

For further information on the above please contact Bassetlaw District Council on 01909 533533.

Tenure and possession

We are advised that the tenure is freehold. This property is available on a freehold basis subject to the leases in place at the time of sale at a figure of £105,000. This reflects a net initial yield of 12.29%.

VAT

All prices are quoted exclusive of but may be subject to VAT.



Accommodation

Ground floor retail unit

Net Internal Area 60.93m² (656ft²)

13a One bedroom flat
13b One bedroom flat

EPC

The EPC rating for each element of the property is as follows;

Retail Unit C (55)
13a D (60)
13b D (64)

Tenancies

Ground Floor retail unit; A new lease has recently been agreed to Mr M Shone for a ten year term which commenced on 21st January 2015. The current rent passing is £5,400 per annum with a rent review on the fifth anniversary of the lease.

13a: Let on an AST to Mr H Dean at a rent of £3,600 per annum.

13b: Vacant.

Building Survey

The current owner of the property has recently undertaken a building survey which has confirmed some works of repair being required to the building. A copy of this building survey is available from Fisher German upon request.

Did you know?

Fisher German are able to provide advice and assistance in relation to property valuation, property management, lease renewals, rent reviews, purchase, sale and lettings, rating appeals, schedules of condition and dilapidations, planning and development and building surveys. Please call 01777 719148 for further details.