

Lot 21, 27, 27a and 29 Bridge Place, Worksop,

Nottinghamshire S80 1DT

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Unbroken High Yielding Freehold Retail Parade Investment

www.acuitus.co.uk

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Property Information

Unbroken High Yielding Freehold Retail Parade Investment

- Two shops let to Betfred and Card Factory with one large vacant shop (approx. 7,086 sq ft)
- Approximately 10,560 sq ft total
- Opposite Priory Shopping Centre
- Nearby occupiers include B&M, Superdrug, Iceland, JD Sports and Costa Coffee

Lot

21

Auction

16th February 2023

Rent

£62,500 per Annum Exclusive
plus one vacant shop

Sector

High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 18 miles south east of Sheffield, 27 miles north of Nottingham
Roads A1, A57, A60
Rail Worksop Train Station
Air Doncaster Sheffield Airport

Situation

The property is located in the heart of the town centre and forms part of the prime pedestrianised thoroughfare of Bridge Street, opposite an entrance to Priory Shopping Centre. Nearby retailers include B&M, Superdrug, Iceland, JD Sports and Costa Coffee.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises three well configured shops each arranged on the ground and first floors. The property benefits from loading and parking to the rear.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
27 Bridge Place	Ground First	Retail Ancillary	76.80 71.30	(827) (767)	SPORTSWIFT LIMITED (t/a Card Factory) (2)	10 years from 29/09/2016	£30,000
27A Bridge Place	Ground First	Retail Ancillary	164.37 160.31	(1,769) (1,726)	DONE BROTHERS (CASH BETTING) LIMITED (t/a Betfred) (3)	10 years from 20/06/2018	£32,500 (4)
29 Bridge Place	Ground First	Retail Ancillary	361.02 297.30	(3,886) (3,200)	VACANT	-	-
Total			981.10	(10,560)			£62,500 plus vacant shop

(1) Areas provided by VOA (www.voa.co.uk/gov)

(2) For the year ending 31st January 2022 Sportswift Limited (t/a Card Factory) reported a turnover of £346,359,000 and a pre-tax profit of £29,104,000. (www.northrow.com)

(3) For the year ending 26th September 2021, Done Brothers (Cash Betting) Limited (t/a Betfred) reported a turnover of £244,150,000 and a net worth of £114,809,000 (www.northrow.com)

(4) The current rent passing under the terms of the lease is £30,625 p.a. with a fixed rental increase to £32,500 p.a. on 19th June 2023. The vendor will make an allowance to top up the rent to £32,500 pa from completion of the sale until the fixed rental increase in June 2023 - please see Special Conditions of Sale.

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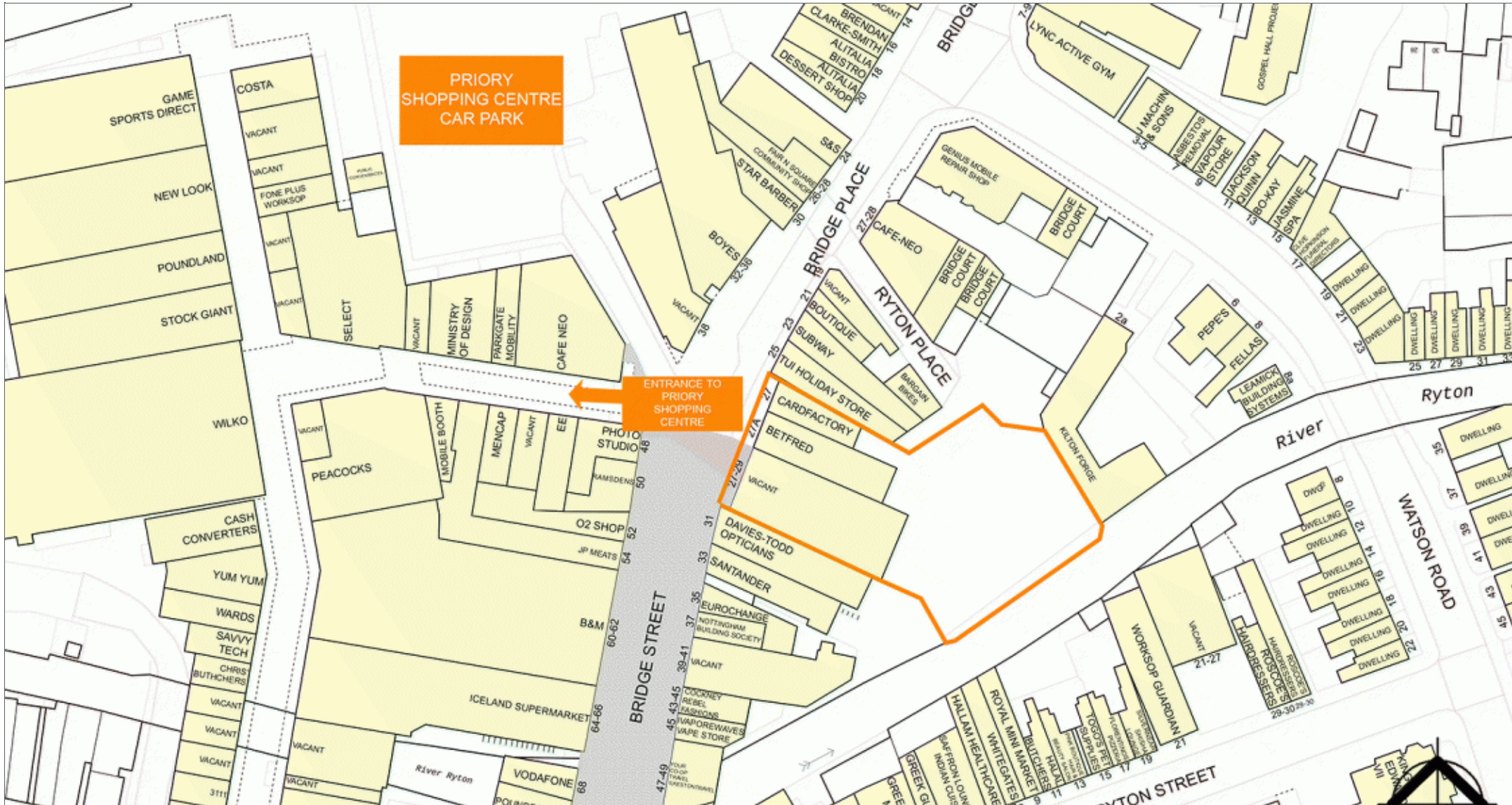
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September 2020