

**Lot 46, 25 Bridge Place, Worksop,  
Nottinghamshire S80 1DT**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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## Property Information

### High Yielding Freehold Retail Investment

- Let to TUI UK Retail Limited until July 2022 (Holding Over)
- Approximately 1,467 sq ft
- Opposite an entrance to Priory Shopping Centre
- Neighbouring occupiers include B&M, Superdrug, Iceland, JD Sports and Costa Coffee
- VAT free investment

#### Lot

46

#### Auction

21st September 2023

#### Rent

£20,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### 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 a shop arranged on the ground and first floors.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	95.24 41.10	(1,025) (442)	TUI UK RETAIL LIMITED (2) (t/a Tui)	10 years from 13/07/2012 (Holding Over) on a full repairing and insuring lease	£20,000
<b>Total</b>		<b>136.34</b>	<b>(1,467)</b>			<b>£20,000</b>

(1) Areas provided by VOA ([www.tax.service.gov.uk/business-rates](http://www.tax.service.gov.uk/business-rates))

(2) TUI UK Retail Limited are one of the largest UK holiday companies that have been established since 1923 and currently trade from over 300 stores across the UK ([www.tui.co.uk](http://www.tui.co.uk))



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## Contacts

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