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For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)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

46 21st September 2023

Rent Status £20,000 per Annum Exclusive Available

Sector Auction Venue
High Street Retail Live Streamed Auction

### Location

Miles 18 miles south east of Sheffield, 27 miles north of Nottingham

Roads A1, A57, A

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

#### DISCLAIME

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**

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
Total		136.34	(1,467)			£20,000

<sup>(1)</sup> Areas provided by VOA (www.tax.service.gov.uk/business-rates)

<sup>(2)</sup> 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)

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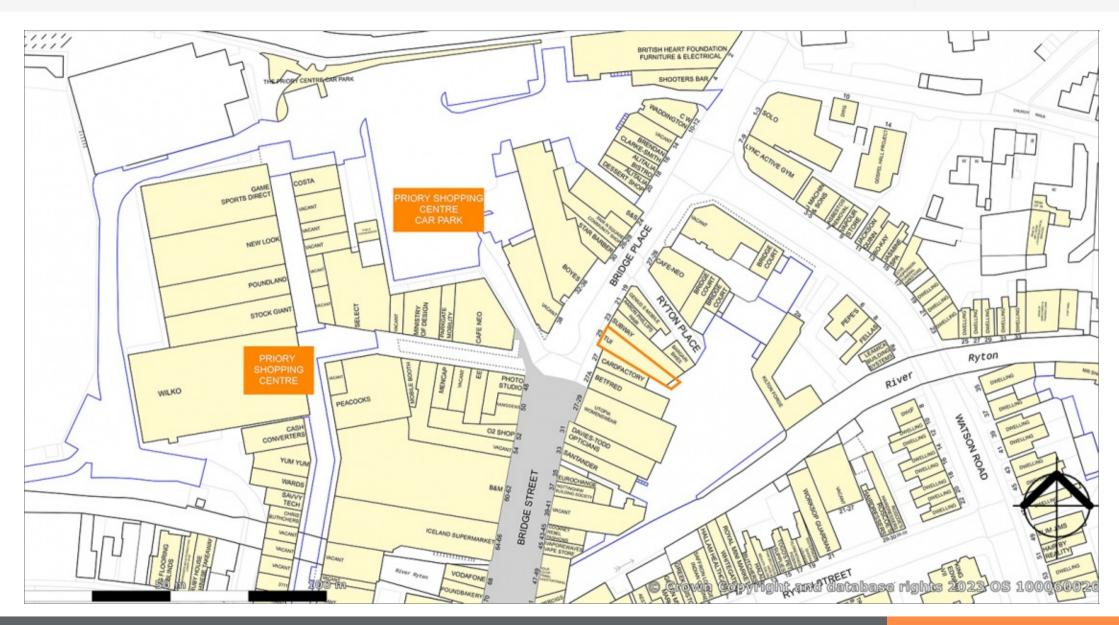
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### **Contacts**

**Acuitus** 

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#### Seller's Solicitors

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Jeremy Swerner +44 (0)20 8343 4411 jeremy@bsgsolicitors.com

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