

13 & 13a Gateford Road, Worksop, S80 1DY **Guide Price: £100,000 (£750 + VAT Buyers Fee)**

Description

Freehold, part let, mixed use investment for sale, ground floor lock up shop with two bedroom duplex apartment over, garage and close to Worksop town centre.

13 offers ground floor retail accommodation, presently configured to provide an open plan environment plus kitchen and wc facilities, suspended ceilings and central heating. Approx. internal area 46m² (405ft²). The ground floor is vacant but was last let at £7,000 per annum.

13a delivers two bedroom living space over two floors and is presently let under Assured Shorthold Tenancy terms for a term of 12 months, commencing on 22 April 2022 at £550 per calendar month.

Location

The property is in a prominent position close to the junction of Gateford Road, Carlton Road, Eastgate and West Western Road, known as Victoria Square. Gateford Road public car park is nearby and surrounding users are typically commercial with many upper floors delivering similar apartments.

Worksop is a North Nottinghamshire market town centrally positioned within easy reach of surrounding centres of Rotherham, Sheffield, Doncaster, Nottingham. The town lies between the A1 to the east and M1 in the west.

Directions

From Worksop town centre leave easterly on Newcastle Street, turning left onto Watson Road and travelling north, follow the road around and bear left onto Gateford Road. The property is on the left hand side.

<https://what3words.com/locate.boss.moons>

Tenure And Possession

The property is freehold, ground floor vacant, first floor occupied under AST.

Business Rates And Council Tax

Rateable value £3,300. Qualifying occupiers may benefit from 100% Small Business Rates Relief.
Council Tax for 13A – Band A.

Planning

The ground floor was previously A1 retail, now under new Class E.

Viewing

Please contact the Auctioneers, Retford office on 01777 709112.

Completion

The lot will be sold with a 10% deposit and up to four weeks completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots, we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We also need to complete the remote bidding registration process as this will be a livestream event only. Please contact the Auctioneers Lincoln office on 01522 504360 or cpa@brown-co.com.

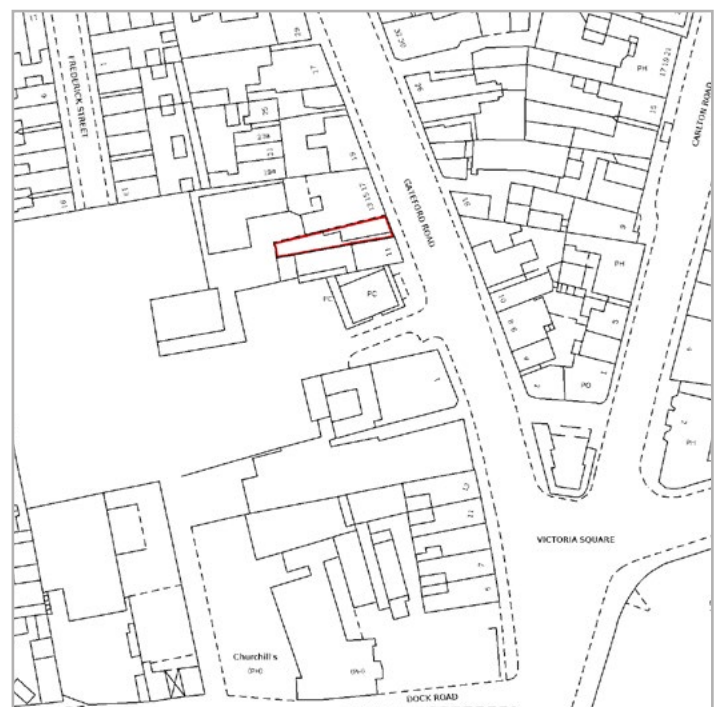
Solicitors

Daniel Richardson,
Ilett & Clark,
86 Bridge Street,
Worksop, S80 1JA.

01909 500544.
djr@ilettclark.co.uk.

Agent

Jeremy M Baguley MRICS,
01777 712944 or 07768 465721.
jeremy.baguley@brown-co.com



The attached plans are not to scale, are for identification purposes only and do not form part of any contract.