

# Lot 34, 10 to 12 Bridge Street, Worksop,

**Nottinghamshire S80 1JQ**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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## Property Information

| Freehold Town Centre Retail Investment                                                                                                                                                                                                                                                                                                                                                                         |                                               | Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Description                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Retail Unit Let to Greggs plc Until 2032</li><li>Close to Priory Shopping Centre</li><li>Situated in Prime Position in Pedestrianised Town Centre</li><li>The Property is Held in a Single Purpose Vehicle (SPV) which is Available by Separate Negotiation</li><li>Neighbouring Occupiers include Halifax, Boots, B&amp;M, Specsavers, Vodafone and JD Sports</li></ul> |                                               | <p><b>Miles</b> 15 miles south-east of Doncaster, 15 miles east of Sheffield, 24 miles north of Nottingham</p> <p><b>Roads</b> A57, A60, A1, M1 (J30/J31)</p> <p><b>Rail</b> Worksop Railway Station</p> <p><b>Air</b> East Midlands Airport, Manchester Airport</p>                                                                                                                                                                                                                                                                           | <p>The property comprises a ground floor retail accommodation and 9 self contained residential flats on the upper floors.</p> <p>The property benefits from prominent frontages to both Bridge Street and Central Avenue, together with rear access from Central Avenue.</p> <p>The upper floors have been let on a single long lease.</p> |
| <b>Lot</b><br>34                                                                                                                                                                                                                                                                                                                                                                                               | <b>Auction</b><br>29th October 2026           | <p><b>Situation</b></p> <p>The property is prominently situated on the west side of Bridge Street, the principle town centre retail thoroughfare, close to its junction with Bridge Place and immediately adjacent to the Priory Shopping Centre, with some 48 retail units with 100 car parking spaces. Worksop Railway Station is within approximately a 10 minute walk.</p> <p>Neighbouring occupiers include Halifax, Boots, B&amp;M, Specsavers, Vodafone and JD Sports, together with a range of other national and local retailers.</p> | <p><b>VAT</b></p> <p>VAT is applicable to this lot.</p>                                                                                                                                                                                                                                                                                    |
| <b>Rent</b><br>£30,000 per Annum Exclusive                                                                                                                                                                                                                                                                                                                                                                     | <b>Status</b><br>Available                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>Note</b></p> <p>The property is held in a Single Purpose Vehicle (SPV) which is available by separate negotiation.</p>                                                                                                                                                                                                               |
| <b>Sector</b><br>Retail, High Street Retail                                                                                                                                                                                                                                                                                                                                                                    | <b>Auction Venue</b><br>Live Streamed Auction |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                |                                               | <p><b>Tenure</b></p> <p>Freehold.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                |                                               | <p><b>EPC</b></p> <p>Retail Unit: Band C.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                            |

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## Tenancy & Accommodation

| Floor                                    | Use                   | Floor Areas sq m | Floor Areas sq ft | Tenant                        | Term                      | Rent p.a.x. | Rent Review (Reversion)    |
|------------------------------------------|-----------------------|------------------|-------------------|-------------------------------|---------------------------|-------------|----------------------------|
| Ground                                   | Retail                | 224.33           | (2,415)           | GREGGS PLC (CRN 00502851) (2) | 10 Years from 19/01/2022  | £30,000     | 19/01/2027<br>(18/01/2032) |
| First<br>Second<br>Third                 | 9 x Residential flats | -                | -                 | 2GP LIMITED (CRN 11457159)    | 909 Years from 22/01/2022 | Peppercorn  | (28/09/2931)               |
| Total Approximate Commercial Floor Areas |                       | 224.33 (1)       | (2,415) (1)       |                               |                           | £30,000     |                            |

(1) The commercial floor areas stated above are those published by the Valuation Office Agency/HMRC ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) Greggs plc (CRN 00502851) is a leading UK food-on-the-go retailer, operating over 2,700 shops nationwide. For the year ended 27 December 2025, the company reported turnover of £2,151,000,000, pre-tax profit of £171,000,000 and Net Assets of £625,200,000 (Annual Report and Financial Statements as published on Companies House: 05/10/2026).

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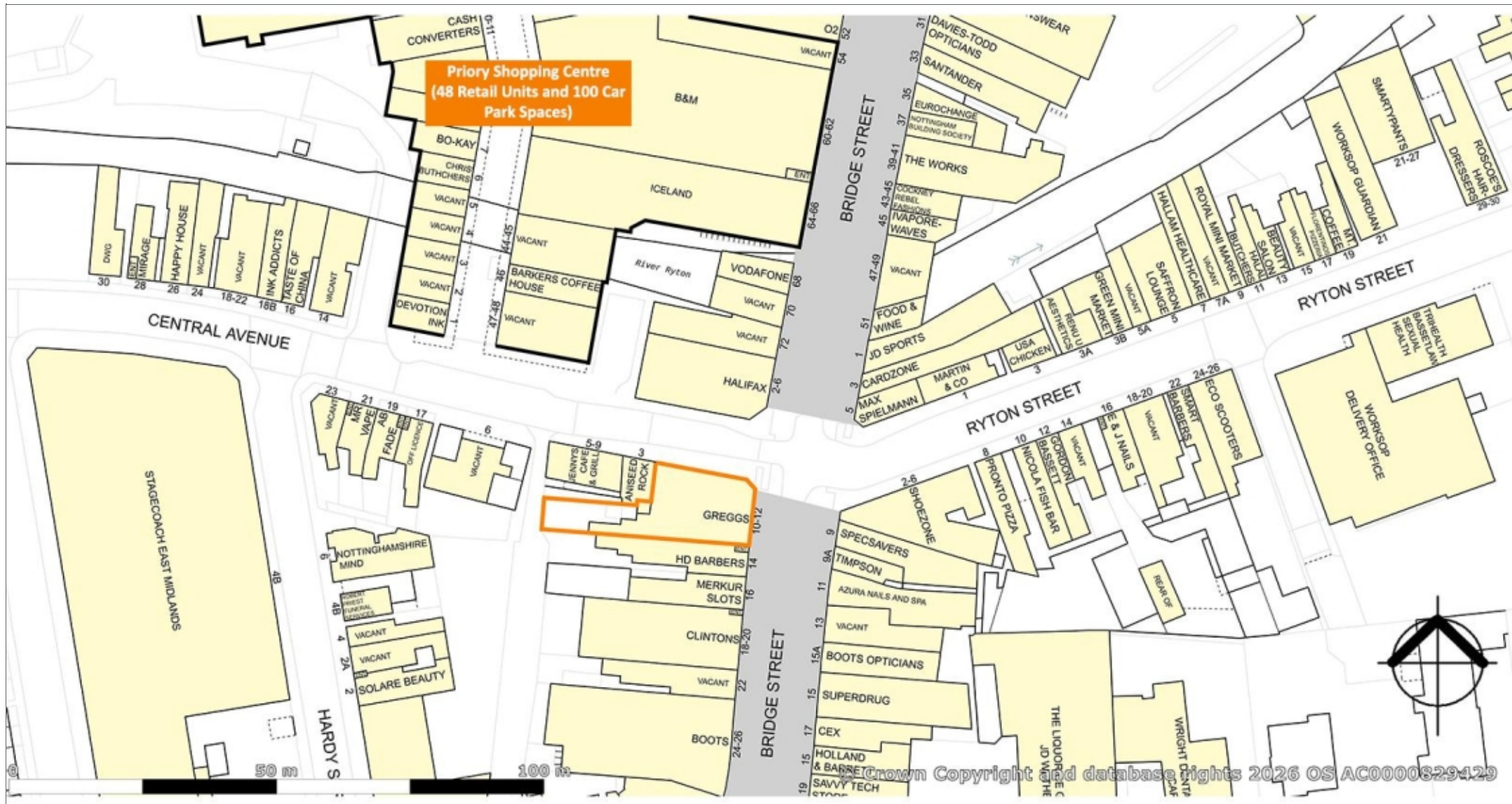


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## Contacts

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