

lot 22

Rent
£150,000 per
annum
exclusive (with
9,741 sq ft
offered with
vacant
possession)

56-62 Bridge Place Worksop, Nottinghamshire S80 1JN

Freehold Retail Investment

- Let to B&M Retail Limited until 2024 (no breaks)
- Frontage onto both the prime pedestrianised Bridge Place and the Priory Shopping Centre
- Nearby occupiers include Peacocks, Wilko, Iceland, WH Smith and Greggs
- Asset management opportunity with 9,471 sq ft offered with vacant possession



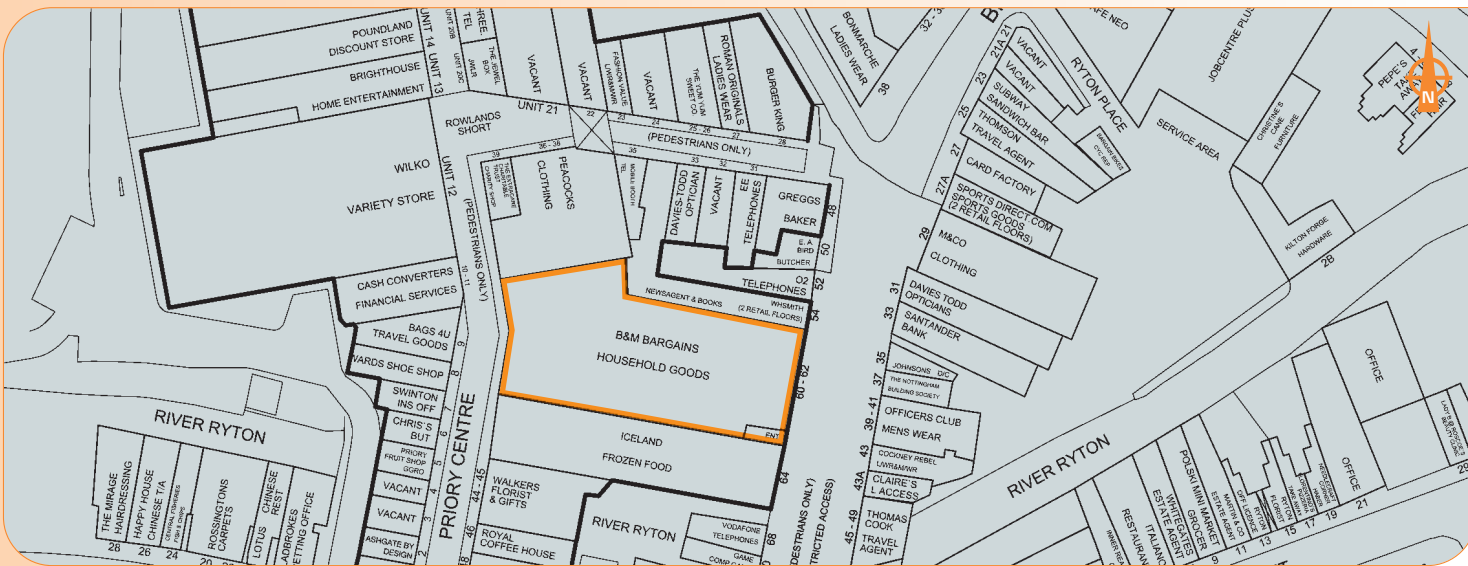
On behalf of
Receivers

CBRE



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Location

Miles: 17 miles south of Doncaster
18 miles south-east of Sheffield
27 miles north of Nottingham

Roads: A57, A60, A1

Rail: Worksop Rail

Air: Robin Hood Doncaster Sheffield Airport & Nottingham Airport

Situation

Worksop is one of the largest towns in north Nottinghamshire and acts as a popular commuter town to cities including Sheffield, Doncaster and Nottingham. The property is located in the heart of the town centre and forms part of both the prime pedestrianised thoroughfare of Bridge Street as well as the busy Prior Shopping Centre. The Priory Shopping Centre houses national retailers including Peacocks, Wilko, Iceland, WH Smith and Greggs. Other nearby occupiers include Thomas Cook, Burton, Shoe Zone and M&Co.

Description

The property comprises a double fronted retail unit at ground floor with ancillary accommodation at second and third floors and a plant room on fourth. The first floor is a former nightclub and benefits from separate access.

Tenure

Freehold.

VAT

VAT is applicable to this lot. Please refer to special conditions.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	1,161.50 sq m	(12,502 sq ft)	B & M RETAIL LIMITED (1)	15 years from 18/08/2009 on a full insuring and repairing lease (2)	£150,000	18/08/2019 (17/08/2024)
Second	Ancillary	905.0 sq m	(9,741 sq ft)				
Third	Ancillary	698.0 sq m	(7,513 sq ft)				
Fourth	Plant	157.9 sq m	(1,700 sq ft)	VACANT POSSESSION			
First	Former Nightclub	905.0 sq m	(9,741 sq ft)				
Total		3,827.4 sq m	(41,197 sq ft)			£150,000	

(1) For the year ending 28th March 2015, B & M Retail Limited reported a turnover of £1,526,181,000, pre-tax profits of £151,063,000 and a total net worth of £333,599,000. (Source: Experian Group 19/04/2016)

(2) The lease is subject to a schedule of condition.

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