

108-110 Bridge Street,
Worksop, Nottinghamshire S80 1HT
 Freehold Leisure (and Residential) Opportunity

Lot 46

Vacant Possession



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Bar/Restaurant Area	348.56 sq m (3,752 sq ft)	VACANT
First	Ancillary/Residential (two bed flat)	280.75 sq m (3,022 sq ft)	
Second	Ancillary (not used)	104.05 sq m (1,120 sq ft)	
Third/Attic	Ancillary (not used)	104.05 sq m (1,120 sq ft)	
Total Area		837.41 sq m (9,014 sq ft)	

Key Details

- Former restaurant/bar together with a two bedroom flat
- Of interest to owner occupiers, developers and investors with change of use potential
- Approximately 9,014 sq ft
- Grade II listed - No empty rates
- VAT-free investment
- Close to Savoy Cinema and Town Hall

Location

Miles: 18 miles south east of Sheffield
 27 miles north of Nottingham
 Roads: A57, A60, A1
 Rail: Worksop Railway Station
 Air: Doncaster Sheffield Airport, East Midlands Airport

Situation

The property is situated adjacent to The Lion Hotel at the southern end of the pedestrianised section of Bridge Street, close to its junction with Potter Street in the heart of the town centre. Other retailers on Bridge Street include Boots the Chemist, Superdrug, Sports Direct, Rymans, JD Sports and branches of Halifax, Barclays and HSBC banks. The Savoy Cinema and Worksop Town Hall are also located nearby. The location of the property benefits from a town centre market three days a week.

Description

The property, which is Grade II listed, has been partly refurbished and comprises a ground floor former restaurant/bar with ancillary accommodation on the part first, second and third/attic floors and a two bed flat on the part first floor. The property benefits from car parking at the rear, accessed off Lead Hill.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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