

# Lot 33

£85,000 per annum exclusive

## Crown House, Newcastle Avenue, Worksop, Nottinghamshire S80 1NX Freehold Office Investment and Vacant First Floor



### Key Details

- Prominent corner town centre location
- On-site car parking for 18 cars
- Approximately 1,554.50 sq m (16,733 sq ft)
- Close to Bus Station
- Self-contained first floor

### 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 in the town centre, at the junction of Newcastle Avenue and Hardy Street. Hardy Street is 30 metres to the east of Bridge Street, the main retailing thoroughfare in Worksop. Occupiers close by include Barclays, HSBC, Boots, Sainsbury's, Kwik Fit and Greggs amongst other retailers.

### Description

The property is arranged over ground and two upper floors to provide a three storey office. The property benefits from a lift and on-site car parking for 18 cars. The first floor benefits from a separate self-contained entrance from Hardy Street.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Planning

The property may benefit from conversion to residential use, subject to the current occupation and the necessary consents/permissions. Interested parties are referred to Bassetlaw District Council - [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Office	518.80 sq m (5,581 sq ft)	CHANGE, GROW, LIVE (1)	8 years from 27th August 2014 on a full repairing and insuring lease subject to a schedule of condition (2)	£45,000	2018/(2022) (2)
First	Office	505.50 sq m (5,441 sq ft)	VACANT			
Second	Office	530.50 sq m (5,711 sq ft)	THE DERBYSHIRE, LEICESTERSHIRE, NOTTINGHAMSHIRE AND RUTLAND COMMUNITY REHABILITATION COMPANY LIMITED (3)	Term of years from 8th July 2016 expiring on 1st April 2025 on a full repairing and insuring lease, subject to a capped service charge (4)	£40,000	2019, 2022 (2025) (4)
<b>Total</b>		<b>1,554.50 sq m (16,733 sq ft)</b>			<b>£85,000</b>	

- (1) For the year ended 31st March 2017 Change, Grow, Live reported no turnover, a pre-tax profit of £3.2m and a net worth of £23.8m (Source: Experian 7th October 2017). Change, Grow, Live is a charity that provides help and support to adults, children, young people and families (Source: [www.changegrowlive.org](http://www.changegrowlive.org)).
- (2) Tenants option to break 27th August 2018, upon not less than 6 months' notice. Furthermore, the tenant can break the lease at anytime upon not less than 6 months' notice, if its funding is withdrawn.
- (3) "...is part of the Criminal Justice System, working with the police, courts, local authorities, prisons and the national probation service...employs almost 870 staff..." (Source: [www.dlnrcrc.co.uk](http://www.dlnrcrc.co.uk))
- (4) Tenant's option to break 1st April 2019 and 1st April 2022, upon not less than 6 months' notice.



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