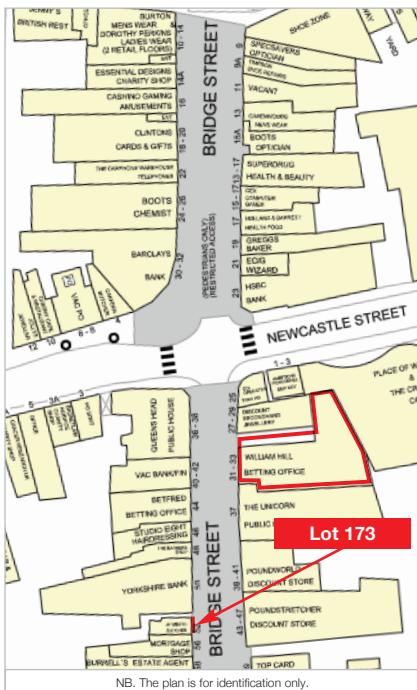


**Worksop**  
**31/33 Bridge Street**  
**Nottinghamshire**  
**S80 1DA**

- Freehold Shop Investment with Planning Permission
- Shop let to William Hill Organization Ltd until 2030 (1)
- Vacant upper parts with planning permission for nine flats (2)
- Separately part let storage accommodation
- Town centre location
- No VAT applicable
- Rent Review 2020
- Total Current Rents Reserved **£40,480 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Worksop is located approximately 45km (28 miles) north of Nottingham and 32km (20 miles) south-east of Sheffield. The town benefits from good communication links, with the A57 providing connections to both the M1 Motorway and A1 dual carriageway.

The property is situated on the east side of the pedestrianised Bridge Street, just south of its junction with Newcastle Street. Occupiers close by include Betfred, Yorkshire Bank, Poundstretcher, Poundworld, Co-operative Travel, HSBC, Barclays and Greggs.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor shop presently trading as a betting office. The upper floors comprise former office accommodation which is separately accessed and which benefits from planning permission for conversion to residential. To the rear at ground floor level are storage rooms.

**Planning (2)**

In April 2017 planning permission (Ref: 17/00058/FUL) was granted for the creation of 9 x one bedroom flats. Further information is available from Bassetlaw District Council. Website Address: [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

Range from EPC Rating 82-160 Bands D-G (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	William Hill Organization Ltd (3)	Gross Frontage 9.00 m (29' 6") Net Frontage 7.65 m (25' 2") Shop Depth 11.75 m (38' 6") Built Depth 12.95 m (42' 6") Ground Floor 131.10 sq m (1,411 sq ft)	20 years from 03.08.2010 Rent review every 5th year (1) Tenant break option 2020 Effectively FR & I by way of service charge	£38,500 p.a.	Rent Review 2020
Rear Storage	Individual	Ground Floor (4) 21.00 sq m (226 sq ft)	1 year from 01.06.2017	£1,980 p.a.	Reversion 2018
Rear Storage	Vacant	Ground Floor (4) 221.15 sq m (2,380 sq ft)			
Upper Floors	Vacant	First Floor (4) 314.15 sq m (3,381 sq ft) Second Floor (4) 84.00 sq m (904 sq ft) Subtotal 398.15 sq m (4,285 sq ft)			

(3) No of UK branches: 2,375. Website Address: [www.williamhillplc.com](http://www.williamhillplc.com)  
(4) Not inspected by Allsop. Areas provided by Vendor and are Gross Internal Areas.

**Total £40,480 p.a.**