



Tenure

Freehold.

Location

Workshop 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 fronting the west side of Bridge Street, between its junctions with Potter Street and Westgate and close to Lead Hill Car Park and Newgate Street Car Park.

Occupiers close by include a number of local traders and nearby on the pedestrianised section of Bridge Street occupiers include Barclays, Nationwide, NatWest, William Hill and a number of other national traders.

Description

The property is arranged on basement, ground and three upper floors to provide two shops on the ground floor with No.128 benefiting from further sales accommodation to part first floor and storage to the basement. The second and third floors comprise a maisonette.

NB. There is an element of Flying Freehold above the entrance to No.126.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

128 – EPC Rating 88 Band D (Copy available on website).

126 – EPC Rating 116 Band E (Copy available on website).

126A – EPC Rating 24 Band F (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Licence Fee	Next Review/Reversion
128	PF & C Jepson Ltd	Basement 41.05 sq m (442 sq ft) Ground Floor 82.52 sq m (888 sq ft) First Floor 86.15 sq m (927 sq ft) Total 209.72 sq m (2,257 sq ft)	9 month licence from 02.09.2016	£2,700 per quarter (£10,800 annualised)	Reversion 2017
126	Vacant	Ground Floor 18.10 sq m (195 sq ft)			
126A	Vacant	Second and Third Floor – 5 Rooms, Kitchen, Bathroom			

NB. Not inspected by Allsop. Areas taken from www.tax.service.gov.uk

Total £10,800 annualised

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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Joint Auctioneer R Haigh Esq, Fisher German LLP. Tel: 01777 807682 e-mail: robert.haigh@fishergerman.co.uk

Workshop

**126, 126A and 128
Bridge Street
Nottinghamshire
S80 1HS**

- **Freehold Shop and Residential Investment**
- Comprises two shops (one vacant) plus a vacant maisonette
- Town centre location close to car parks
- Asset management opportunity
- Current Licence Fee Reserved

£10,800

(annualised)

plus vacant shop and maisonette

On the instructions of P Mayo MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allso

