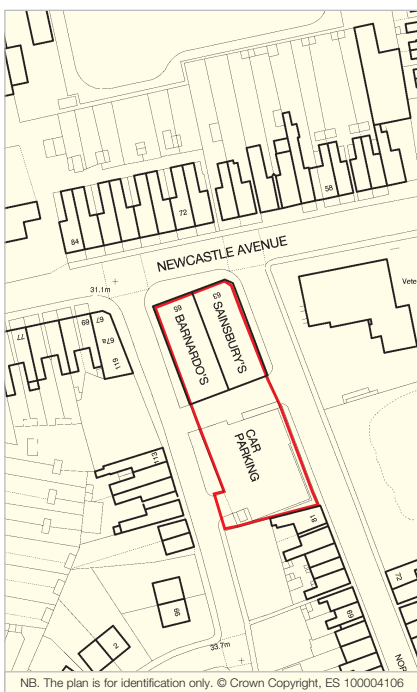


Workshop **Units A & B** **63 Newcastle Avenue** **Nottinghamshire** **S80 1LX**

- **Freehold Supermarket and Retail Investment**
- Let to Sainsbury's Supermarket Ltd and Barnardo's
- Very accessible location with rear car parking
- Rent Reviews 2013
- Reversions in 2023 (4)
- Total Current Rents Reserved
£95,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
The market town of Worksop, with a population of 37,000, is located on the River Ryton at the junction of the A57 and A619, approximately 17 miles south-east of Sheffield and 12 miles north of Mansfield. The property is situated on Newcastle Avenue (B6024) in a conservation area to the west of the town centre and benefits from its connection to Worksop Road (A57) which leads directly to Sheffield and on to the M1. Occupiers close by include a number of local traders.

Description
The property comprises a single storey retail unit with glass frontage onto Newcastle Avenue. There is a car park to the rear incorporating 21 dedicated car parking spaces, which includes two disabled bays.

VAT
VAT is applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 33 Workshop**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit A	Sainsbury's Supermarket Ltd (1)	Gross Frontage (Inc. Splay) 12.50 m (41' 1") Net Frontage 5.92 m (19' 5") Return Frontage (Inc. Splay) 4.63 m (15' 2") Shop & Built Depth 28.35 m (93') Ground Floor 330.80 sq m (3,561 sq ft)	15 years from 12/12/2008 Rent review every 5th year FR & I	£50,000 p.a.	Rent Review 2013
Unit B	Barnardo's (2) (3)	Gross Frontage 10.55 m (34' 7") Net Frontage 5.90 m (19' 4") Return Frontage 5.55 m (18' 3") Shop & Built Depth 28.36 m (93') Ground Floor 280.95 sq m (3,024 sq ft)	15 years from 12/12/2008 Rent review every 5th year FR & I Tenant's break option in 10th year subject to 12 months' notice	£45,000 p.a.	Rent Review 2013

- (1) For the year ended 19th March 2011, Sainsbury's Supermarkets Ltd reported a turnover of £21.1bn, a pre-tax profit of £775m, shareholders' funds of £4.067bn and a net worth of £3.92bn. (Source: riskdisk.com 08.09.11)
(2) For the year ended 31st March 2010, Barnardo's reported a gross income of £233.388m, net incoming resources of £1.561m and total funds of £28.487m. (Source: www.barnardos.org.uk)
(3) Assigned from Bathstore.com Ltd
(4) The Barnardo's lease incorporates a tenant's break option at year 10.

Total £95,000 p.a.

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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