



### Tenure

Long Leasehold. Held on a lease for 125 years from 23rd February 2005 at a fixed rent of £5 per annum.

### Location

Worksop is a market town serving a population of some 37,000, situated on the River Ryton and Chesterfield Canal, some 17 miles south-east of Sheffield. Road access is good, being at the junction of the A57 and A619, the former giving access to the M1 at Junction 31. The property occupies a canalside site in the town centre, adjacent to Matalan, opposite Walmsleys and close to a number of restaurants and leisure outlets.

### Description

The property comprises two buildings. To the front of the site is The Waterfront, trading as a pub which is arranged on ground and one upper floor with single storey extension to the rear. To the rear of the site and straddling the canal is The Waterfront Restaurant on ground and two upper floors with trading areas throughout. On-site car parking is available and there is a beer garden to the front. To the south and east of the site are a number of garages and stores.

### Tenancy

The entire property is at present sub-let to TANIA HIBBERT for a term of 25 years from 1st January 2008 at a current rent of £17,675 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains repairing and insuring covenants. The lease contains a beer tie.

### VAT

VAT is applicable to this lot.

### Documents

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

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 171 Worksop.**

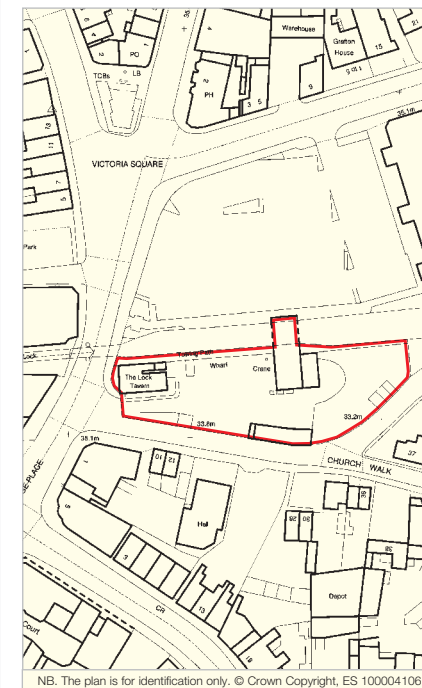
## Worksop Waterfront and Courtyard Cuckoo Wharf Nottinghamshire S80 2DT

- Long Leasehold Public House and Restaurant Investment
- 2 canalside buildings
- Large town centre site
- Let on tied lease with Reversion 2018
- Rent Review 2013
- Current Rent Reserved

**£17,675 pa**

On the Instructions of R J Hunt,  
J B Cartwright & D C Chubb of  
PWC as Joint Administrators of  
Waterside Pub Partnership LLP  
(in Administration)

**SIX WEEK COMPLETION  
AVAILABLE**



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

**Seller's Solicitor** S Adcock Esq, Dundas & Wilson. Tel: 020 7759 3614 Fax: 020 7240 2448 e-mail: [sarah.adcock@dundas-wilson.com](mailto:sarah.adcock@dundas-wilson.com)  
**Joint Auctioneer** A Hill Esq, Colliers International. Tel: 020 7344 6591 e-mail: [alex.hill@colliers.com](mailto:alex.hill@colliers.com)

NB. The plan is for identification only. © Crown Copyright, ES 100004106