

## FOR SALE

Ground floor refurbished retail sales shop, with self-contained first floor offices & further storage to the upper floors.

Approx. 2,815 ft<sup>2</sup> (261.52 m<sup>2</sup>)

14 Bridge Street, Worksop, Nottinghamshire, S80 1JQ.



Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

## LOCATION

Situated within the heart of Worksop town centre is this inner-terraced development, which fronts directly to Newcastle Avenue and is close to a range of retailers, banks and bars. The train station is approximately 15 minutes walking distance.

## BRIEF DESCRIPTION

Number 14 Bridge Street comprises of a substantial commercial property being configured over four floors, and offering excellent recently refurbished retail accommodation at ground floor level. Air conditioning provides the heating to the ground floor, with the accommodation also benefitting from LED panel lighting. The upper floors are all self-contained with separate access off Bridge Street and comprise of attractive offices at first floor level, together with ancillary storage accommodation at second and third floor level. The first floor also benefit from toilet facilities, a kitchen, and gas-fired central heating.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Ground	1,139	105.82
First	728	67.63
Second	542	50.35
Third	456	42.36
<b>Total</b>	<b>2,865</b>	<b>266.17</b>

## RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand that the ground floor has a rateable value of £23,000, and is listed as "Shop & Premises". The premises known as 14A Bridge Street appears to be listed as "Jackson and Quinn" and have a rateable value of £4,900, and listed as "Offices & Premises".

## FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the in-going occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

## SERVICES

Mains electricity, gas, water and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

## PLANNING

The property has been used for retail purposes at ground floor level, office use at first floor level, and ancillary storage on the additional upper floors. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

## TENURE

Freehold.

## PRICE

o/a £145,000

## ENERGY PERFORMANCE CERTIFICATE

No. 14a Bridge Street has a compliant EPC rating of 124 (Band E).

## VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

## MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D.

## VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Commercial Property Rotherham on 01709 721706.

## DISCLAIMER

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.









