

Retail non High Street

81 Worksop Road, Woodsetts, Worksop, Nottinghamshire, S81 8RW

£85,000 Guide Price / £8,250 Per Annum

- ▶ Retail Shop 45.23 SQM (487 SQFT) NIA
- ▶ Suitable for a variety of uses and ready for immediate occupation and use
- ▶ Excellent location in a village parade with forecourt parking
- ▶ Available Freehold or Leasehold

LOCATION

The village of Woodsetts is situated approximately 3 miles to the south of Dinnington and 4 miles to the north of Worksop and is well located for access to the motorway network with Junction 31 of the M1 accessible approximately 5.5 miles to the west.

The property is located within a parade of shops on Worksop Road close to the junction with Grange Avenue.

DESCRIPTION

Ground floor retail premises fitted out to a good standard with emulsion plastered walls and ceilings incorporating integral spot lights, tiled floor and a UPVC shop front protected by an electric security shutter door.

ACCOMMODATION

Area	SQ FT	SQ M
Sales Area	487	45.24
WC	0	0
Total	487	45.24

VAT

N/A

RATING

The property has a Rateable Value of £6,900 and is listed as Shop and Premises.

The property qualifies for small business rates relief.

TERMS

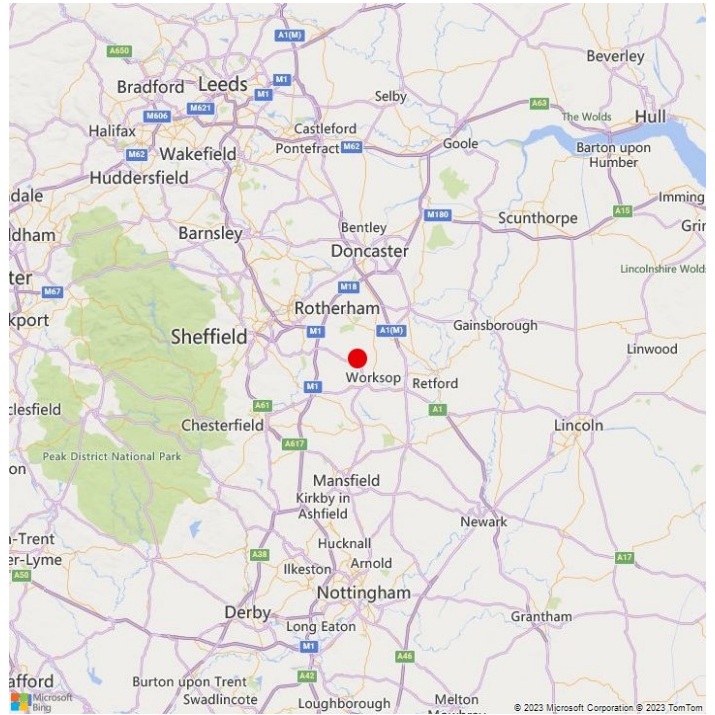
The premises are available freehold or by way of a new effectively full repairing and insuring lease for a term to be agreed.

SALE

£85,000 Guide Price

RENT

£8,250 Per Annum



LEGAL COSTS

Each party are to bear their own costs.

EPC

The property has an EPC Rating of 73 (C)

VIEWING AND FURTHER INFORMATION

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