



FOR SALE

Freehold Retail Unit

 14a Bridge Street Worksop S80 1JQ

KEY FEATURES

- Bustling high street location
- Mixed use development
- Producing £48,900 PA
- High-footfall retail space
- Retail space and 4 apartments
- 2 parking spaces with EV chargers



David Nicholls
david.nicholls@lester-bingley.co.uk
07473 227 648



Matt Revall
matt.revill@lester-bingley.co.uk
07543 567 920



Freehold Retail Unit

 **14a Bridge Street Worksop S80 1JQ**



PRICE
£490,000



LEGAL COSTS
Each party to bear their own costs.

An excellent mixed-use investment opportunity located on the bustling high street in the heart of Worksop town centre. This attractive property combines a well-established commercial tenant with high-quality residential accommodation above.

The ground floor retail unit is currently occupied by a well-established barber shop trading under a 10-year lease, with 7 years remaining and an annual rental income of £18,000. The tenant has an excellent payment record, having never missed a rental payment throughout their tenancy. The tenant is long-standing and contributes to the vibrant high street atmosphere.

Above the retail space, the property comprises four beautifully presented apartments, consisting of two two-bedroom and two one-bedroom units. Each apartment has been tastefully designed and well maintained, offering a strong and consistent residential income stream. These apartments have never experienced a void period, reflecting their consistent appeal to both individuals and families alike. The generous amount of space and storage provided with each property, ideal for bikes, pushchairs, and everyday essentials, further enhances their practicality and long-term desirability.

Retail Unit

Bridge Street Worksop S80 1JQ



PRICE
£490,000



LEGAL COSTS
Each party to bear their own costs.

Above the retail space, the property comprises four beautifully presented apartments, consisting of two two-bedroom and two one-bedroom units. Each apartment has been tastefully designed and well maintained, offering a strong and consistent residential income stream. These apartments have never experienced a void period, reflecting their consistent appeal to both individuals and families alike. The generous amount of space and storage provided with each property, ideal for bikes, pushchairs, and everyday essentials, further enhances their practicality and long-term desirability.

To the rear of the property are two private parking spaces, both fitted with electric vehicle charging points. The residential tenants pay £40 per month per space, adding further income to the investment.

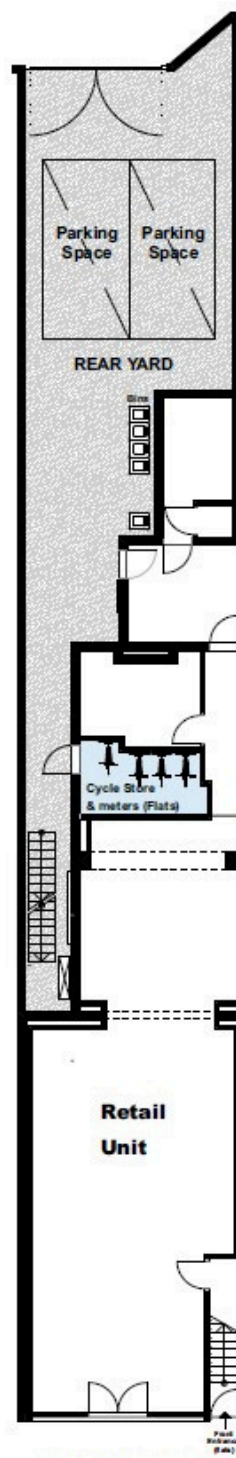
In total, the property generates a combined annual income of £48,900, offering an attractive 9.97% yield against the asking price of £490,000.

This is an ideal opportunity for investors seeking a fully let, income-producing freehold in a strong town centre location with excellent long-term potential.

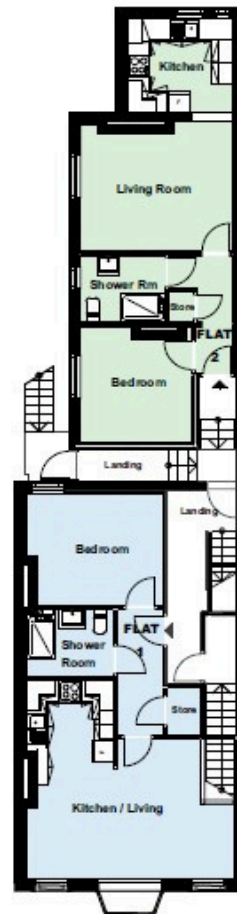








GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

