

2/2A Newgate Street and 13/15 Park Street | Worksop | S80 2HD

Prominent/Extensive Retail Unit together with First Floor Living Accommodation

Total Accommodation
230.35m² (2,480ft²)

- Existing use for hot food restaurant and takeaway
- Extensive living accommodation capable of being converted into two flats
- Directly opposite new Medical Centre
- For Sale with vacant possession
- VAT exempt
- Price £275,000



FOR SALE



Location



Gallery



Contact



Location

Workshop is a thriving market town with a resident population of approximately 39,000 and a district population of around 108,000. The main shopping facilities for Workshop are centered around Bridge Place and Bridge Street. This property occupies a prominent but secondary position at the southern junction of Bridge Street with Park Street and Newgate Centre.

In recent years a new Cinema has been constructed on Bridge Street together with the Bassetlaw District Council offices and the main Police Station. Opposite the subject property, at the junction of Park Street and Newgate Street, a new Medical Centre is under construction and due to be completed in March/April 2026.

On the opposite side of the road at the junction with Westgate, is Eyres Furniture Store, having been established there for over 100 years. There are a number of car parks to the east further down Newgate Street. The surrounding properties opposite and to the south are occupied purely for residential purposes.

This property occupies a well-established town centre location.

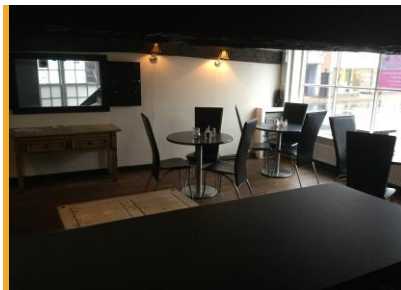


Property

The property comprises a low-rise old building, part of which was probably erected in excess of 440 years ago, with a main frontage to Newgate Street and a return frontage to Park Street. The accommodation is arranged on ground and one upper floor, consisting of a ground floor restaurant and former fish and chip premises, together with a self-contained extensive first floor flat. This has a separate entrance from the enclosed courtyard. To the east there is also an enclosed secure yard providing parking for 2/3 vehicles.

The internal photographs show how the property was originally operated.





Accommodation

Description	m ²	ft ²
Ground Floor		
Main Corner Shop	31.62	340
Corner Shop	20.99	226
Return Frontage Shop	21.26	229
Entrance Lobby	21.21	228
Back Room	11.06	120
Store	4.82	52
Separate WC		
Total Ground Floor	110.96	1,195
First Floor Self-contained Flat		
Bedroom 1	21.13	227
Bedroom 2	12.58	135
Bedroom 3	14.61	157
Lounge	29.61	319
Office/Bedroom 4	4.98	54
Kitchen	23.74	256
Bathroom	12.74	137
Total First Floor	119.39	1,285
Outside – Enclosed Yard with Car Parking for 2-3 Vehicles		



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Enclosed Yard

There is an enclosed secure yard with an entrance adjacent to 2 Newgate Street.

The owners have the right to park 2-3 vehicles within the yard. One space is required for the occupiers of 4/6 Newgate Street. They have the right to have 24 hour access.

The occupiers/owners of 2/2A and 4/6 Newgate Street bear 50% each of the costs for the cleaning and upkeep of the yard.



Possession

Vacant Possession will be given upon completion.

Tenure

Freehold.

The Title will include the freehold interest in Nos 4-6 Newgate Street for a term of 999 years from 3rd March 2023.

VAT

The property is currently registered for VAT but will be de-listed for the purposes of this sale.

EPC

Band C/65 expiring on 21st November 2025.





Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

2 Newgate Street
Shop and Premises. Rateable Value: £8,200

2A Newgate Street is Council Tax Band A - £1,249.38 payable.

The property has a Rateable Value below £15,000 and therefore qualifies for Government Rates Relief. This information is for guidance only and all parties should check with the Local Rating Authority.

Services

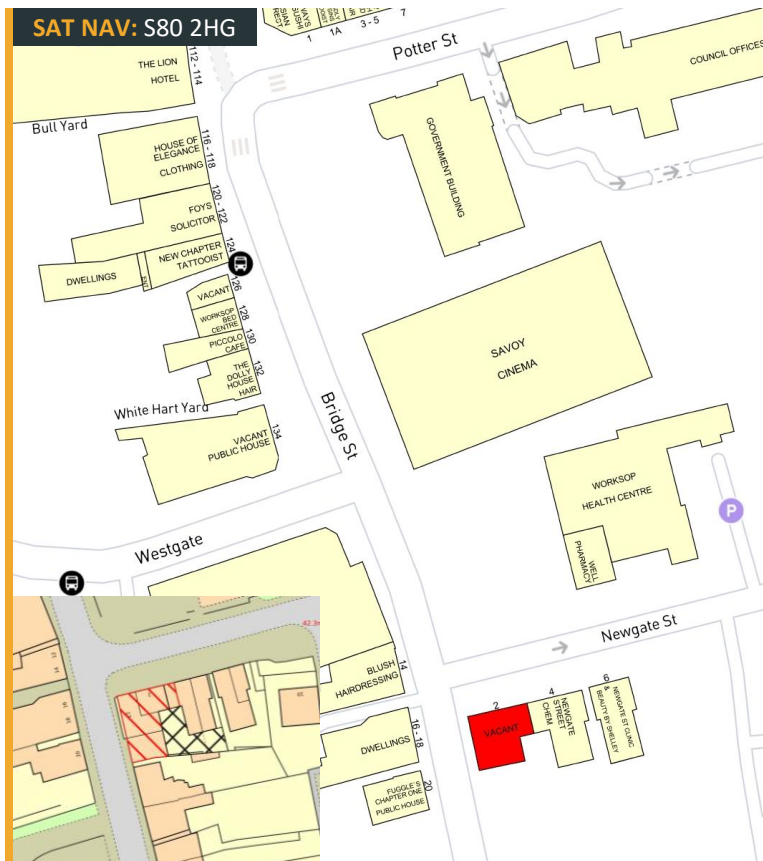
Each section, ie 2/2A Newgate Street and 13-15 Park Street, has the benefit of gas, water and electricity. There are separate systems and meters for each section.

Planning

2/2a Newgate Street is a Grade II Listed Building (Ref No 1045752). 13-15 Park Street is also a Grade II Listed Building (Ref No 1045755).

For many years the property was occupied as a Fish & Chip Shop for takeaway food together with a Restaurant (Class A3 Restaurant and Café).

Prospective purchasers should make their own enquiries of Bassetlaw District Council
(customer.services@bassetlaw.gov.uk 01909 533533).



Price

Offers are sought at **£275,000** for the freehold interest with vacant possession and subject to the existing established Planning Consent.

Development Potential

The property has established Planning Consent for A3 Food Takeaway but is suitable for alternative uses. The first floor accommodation totals over 119.397 m² (1,285 ft²). Subject to Planning this is suitable either for an owner occupier or conversion into 2-3 separate residential units for letting.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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14/11/2025