



The Lockside, 1, Victoria Square Worksop, S80 1DX

Freehold Development site For
Sale

Planning for 16 units

Available size: 21,528 sq ft

- Freehold development site
- £650,000 with the benefit of planning
- Planning for 16 units
- 4 floors including basement
- Mains Gas and electric on site
- Planning drawings available upon enquiry
- Prominent location

Summary

Available Size - 21,528 Sq. ft

Price - £650,000

Business Rates - £40,000 per annum

VAT - Applicable

Service Charge - Not applicable

Legal Fees - Each party to bear their own costs

EPC Rating - E (110)

Description

The former pub and venue at 1 Victoria Square is ideally situated within Worksop, offering excellent street visibility.

The property spans four floors and includes a large cellar. The ground floor accommodates a bar, DJ booth, disabled WC, seating area, and a dance floor. The first floor features both male and female toilets, a kitchen and walk-in fridge, as well as ample office and storage space. Subject to planning permission, the second floor could be utilized as living accommodation or additional storage/office space.

Externally there is a small courtyard.

Location

Worksop is located approximately 45km (28 miles) north of Nottingham and 32km (20 miles) south-east of Sheffield. The town benefits from good communication links, with the A57 providing connections to both the M1 Motorway and A1 dual carriageway. The property is situated in a prominent corner position opposite Barclays Bank. Occupiers close by include Boots, Greggs, Clintons and Holland & Barrett.

The property is situated just off Bridge Place, fronting Gateford Road and is only a five-minute walk to the Town Centre. The premises offer good access to bus links and is located near a handful of large car parks, including the Watson Road pay-and-display with 100 available spaces.

Terms

Offered for sale Freehold with vacant possession, with the benefit of planning for 16 apartments or studios. The units are a mix of single level dwellings or duplex style apartments. The scheme offers communal storage, bin store and bike store.

The price guide for an unconditional sale only is £650,000 for the freehold interest in the property and land.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

