



## 23 Bridge Street Worksop, S80 1DR

Former Bank For Sale in Worksop Town Centre with PP for development

Guide price - £395,000

83m<sup>2</sup> Commercial + 280m<sup>2</sup> Residential

- Freehold development project
- Planning Consent for 5 x 1 bed and 1 x 2 bedroom flats
- Ground floor let on a 5-year lease @ £15k per annum
- Prominent town centre location
- Available immediately

## Summary

Tenure - Freehold

Price - £395,000

Business Rates - Upon Enquiry

VAT - TBC

Planning - GF Commercial + 5 x 1 bed and 1 x 2 bed flats

Legal Fees - Each party to bear their own costs

EPC Rating - D (85)

## Description

23/25 Bridge St is a former HSBC bank set over two floors. The ground floor retail space is let on a 5 year lease from 2025 and operates as a vape shop - the current rent is £15k per annum increasing in year 3 to £18k.

The planning approved for the unit offers the conversion of part ground floor and the upper floors, providing 5 x 1 bedroom flats and 1 x 2 bedroom flat. plans available upon request.

## 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.

## Accommodation

Ground floor retail space - circa 800 sq ft.

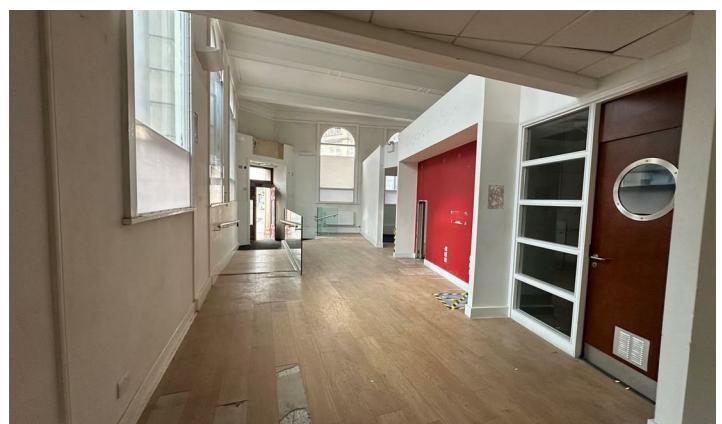
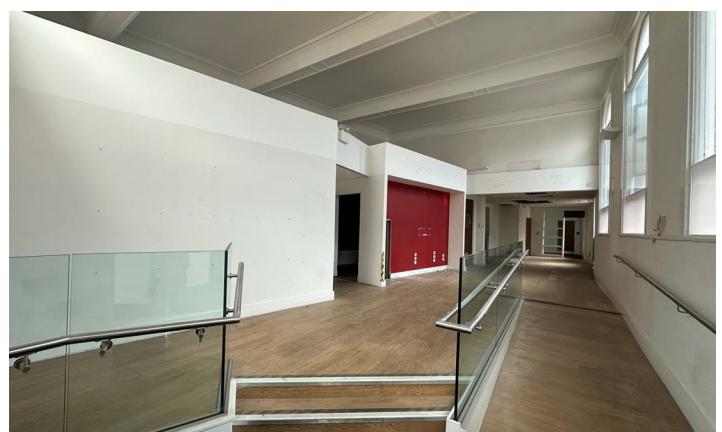
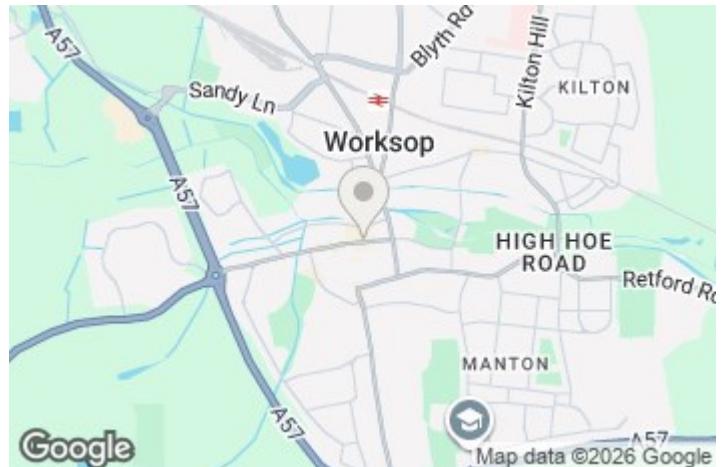
Planning permission and drawings allow for 3 x 1 bedroom flats on the ground floor, with 2 x 1 beds and 1 x 2 bedroom flats on the first floor.

## Terms

Offered for sale freehold as a development project, with ground floor commercial investment in place.

## 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

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