



23 Bridge Street Worksop, S80 1DR

Former Bank For Sale in Worksop
Town Centre

Prominent retail location

Guide price - £395,000

- Available immediately
- Freehold development project
- Prominent town centre location
- Ground floor let on a 5-year lease @ £50k per annum
- Plans for 5 x 1 bed and 1 x 2 bedroom flats
- High footfall location

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)



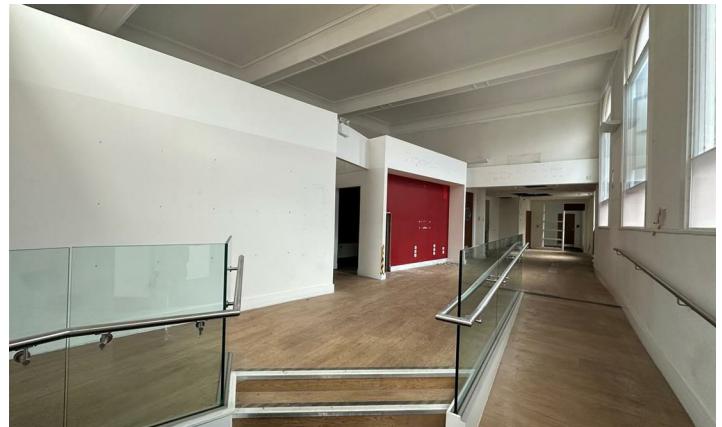
Description

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 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.

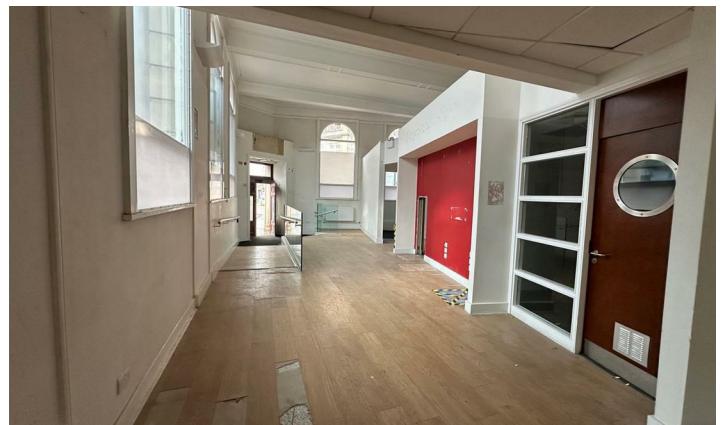
Location

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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