

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

68 Bridge Street, Worksop



- High Street Property Investment Opportunity
- Ground Floor Let to a Café – Long Established
 - Five First and Second Floor Flats
- Producing a Rental Income of **£33,000 per annum**

Offered for sale on a freehold is this mixed use commercial/residential property occupying a central position on the main pedestrianised Bridge Street shopping area. The ground floor premises is currently let to a café on lease term of 12 years from 2014 on a full repairing. The first and second floor accommodation has been converted to residential accommodation comprising 5 one bedroom flats all of which were first occupied in 2018.

POA

68 Bridge Street, Worksop, S80 1NZ

Tenancy Details

The Café (Ground Floor Premises)

Lease commenced 29/12/2014 on a twelve year term with designated rent increases. Present rent £13,000 with increases to £16,000 due august 2021. Note due to the Covid 19 pandemic, as a gesture of goodwill the landlord ha offered the tenant a reduced rent as £10,800 per annum for 12 months.

Flat One

Presently let on an assured shorthold tenancy which commenced December 2019 at £375pcm.

Flat Two

Presently let on an assured shorthold tenancy which commenced December 2019 at £375pcm.

Flat Three

Presently let on an assured shorthold tenancy which commenced September 2019 at £350pcm.

Flat Four

Presently let on an assured shorthold tenancy which commenced July 2020 at £425pcm.

Flat Five

Presently let on an assured shorthold tenancy which commenced September 2019 at £350pcm

Viewing

Strictly by arrangement/appointment with the sole agents;

Mellor & Beer Estate Agents,
51 Bridge Street,
Worksop,
Nottinghamshire,

01909 479977

Interested parties will be asked to provide proof of funding/ability to purchase in advance of any viewing.

Below Photographs taken prior to existing tenancies commencing.





We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.