



JOHNSON FELLOWS

CHARTERED SURVEYORS

Worksop, Carlton in Lindrick, Doncaster Road, S81 9JX

Retail Premises - Leasehold



LOCATION

The subject property is positioned in a prominent location fronting onto Doncaster Road within the village of Carlton in Lindrick situated some 3 miles north of Worksop.

DESCRIPTION

The property comprises part of a single storey brick built purpose built supermarket unit which would benefit from shared parking.

The existing occupier of the whole, Co-Op are downsizing their operation in this location to create the available retail space.

ACCOMMODATION

The property can be subdivided to create either one or two smaller self contained retail units as follows: -

Whole	254.08 sq m	2,735 sq ft
Retail Unit 1	125.42 sq m	1,350 sq ft
Retail Unit 2	125.42 sq m	1,350 sq ft

TENURE

The premises are available by way of new leases for a term of years to be agreed. The units will be handed over with the benefit of a shop front and capped off supplies to agreed specification.

RENT

Whole	£27,500 per annum exclusive, plus VAT
Unit 1	£15,000 per annum exclusive, plus VAT
Unit 2	£15,000 per annum exclusive, plus VAT

RATES

The rateable value will be reassessed following the subdivision works.

EPC

An EPC to be assessed following subdivision works.

VAT

VAT is payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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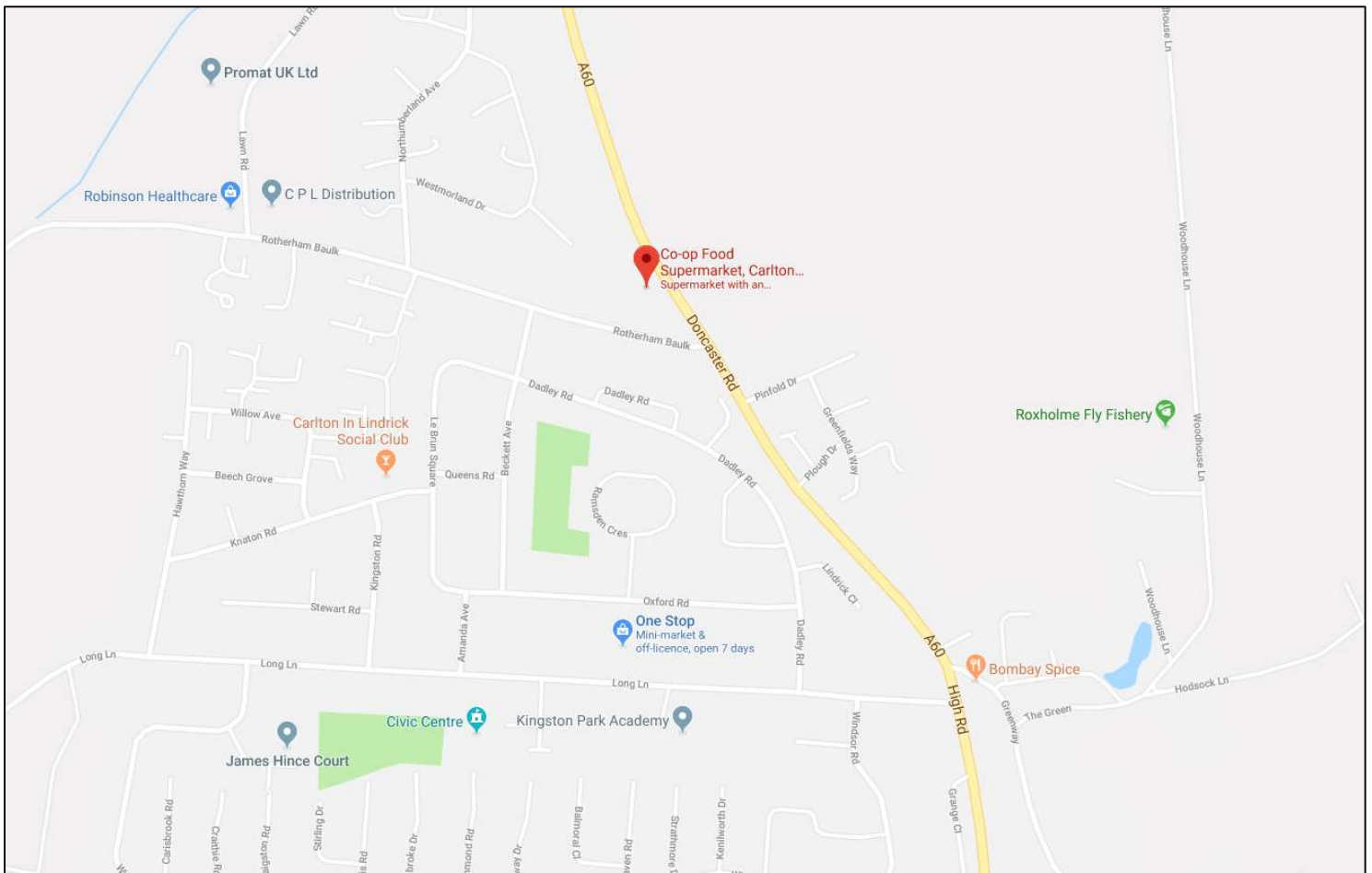


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