



TO LET

Retail unit with residential accommodation

47 GATEFORD ROAD,

WORKSOP, NOTTINGHAMSHIRE S80 1DZ

41 sq m (444 sq ft)



- Well proportioned retail unit
- Self-contained one bedroom flat
- Short-term lease available
- Competitive rent



NG Chartered Surveyors
Holland House | 43 Loughborough Rd | West Bridgford | Nottingham | NG2 7LA

47 GATEFORD ROAD

Worksop, Nottinghamshire S80 1DZ



LOCATION

The property is located on Gateford Road, on the edge of Worksop town centre. Worksop is the largest town in the Bassetlaw District of Nottinghamshire and lies between Nottingham and Doncaster. The surrounding area consists of a mix of local retailers and residential dwellings.

DESCRIPTION

The premises comprise a two-storey building of traditional brick construction under a pitched roof.

At ground floor level there is an open plan refurbished retail unit. The property also benefits from a self-contained one bedroom flat situated on the first floor.

ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Ground Floor NIA	41	444
First Floor Flat	40	430
Total	81	874

TOWN & COUNTRY PLANNING

Interested parties are advised to make their own planning enquiries of Bassetlaw District Council (Tel. 01909 535 149) in respect of any proposed use prior to entering into negotiations.

BUSINESS RATES

Charging Authority:	Bassetlaw District Council
Description:	Betting shop & Premises
Rateable Value:	£3,550
Period:	2020/21

TENURE

The property is available by way of a new full repairing and insuring sublease expiring February 2027.

RENT

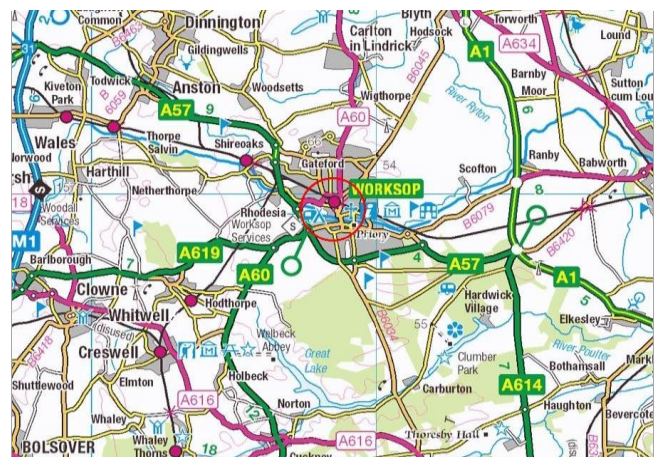
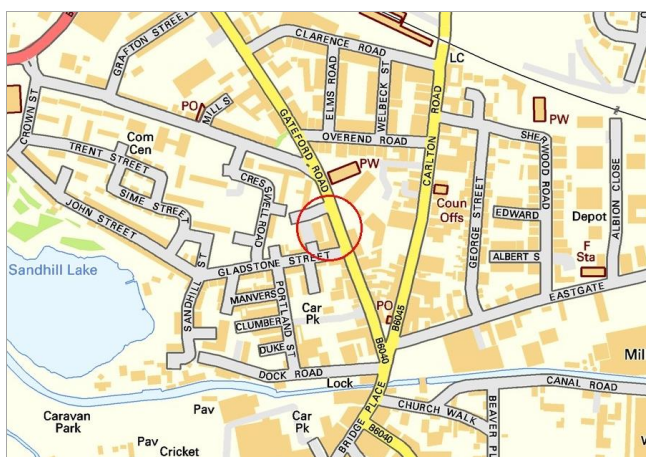
The property is available at a rental of **£7,354 per annum exclusive**.

VAT

VAT is applicable at the prevailing rate.

CONTRACT FEE

The incoming party shall be liable for a non-refundable, one-off contract fee of £1,000 plus VAT.



SUBJECT TO CONTRACT

Viewing by prior appointment only

Charlotte Steggles

0115 989 7098
charlotte@ng-cs.com

Ellis Cullen

0115 989 7097
Ellis@ng-cs.com

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.

Energy Performance Certificate

Non-Domestic Building



47, Gateford Road
WORKSOP
S80 1DZ

Certificate Reference Number:
9900-5986-0348-2660-8054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

75

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	41
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	130.87
Primary energy use (kWh/m ² per year):	774.1

Benchmarks

Buildings similar to this one could have ratings as follows:

22	If newly built
64	If typical of the existing stock