

22 Bridge Street | Worksoop | S80 1JQ

Modern retail unit in a prominent position in Worksoop Town Centre

Planning consent granted for conversion of the upper parts into 9 person HMO

Total Accommodation
217.38m² (2,340ft²)

- Prime retail opportunity ready for tenant fit out
- Pedestrianised location
- Rear Servicing
- Three upper floors with planning consent for 9 person HMO
- ERV of retail shop £20,000 to £22,000 per annum
- Offers at £250,000

**Consent granted
for 9 bed HMO**



FOR SALE



Location



Gallery



Contact





Location



Gallery



Contact

Location

Workson is a thriving market town with a resident population of approximately 39,000 and a district population of around 108,000. The premises is situated in a prominent position in the Town Centre of Workson within the pedestrianised section of Bridge Place.

Bridge Place and Bridge Street are prime retailing locations within the centre. The town is anchored by well-known occupiers such as Iceland, B&M Bargains,, JD Sports, The Works and Vodafone and many other popular high street brands. Workson also benefits from the Priory Shopping Centre which provides the town centre's principal car park.

The property benefits from rear servicing from Newcastle Avenue.

Property

The property comprises a substantial building probably erected in excess of 100 years ago, with accommodation arranged on ground and three upper floors.

The ground floor retail premises have the benefit of a secure roller shutter door with access to the rear for parked vehicles and loading. Internally at ground floor level the property comprises an open plan sales area which has recently been comprehensively refurbished and returned to a white box ready for tenants fit out. To the rear are staff welfare facilities and further storage.

The upper floors consist of a series of rooms originally constructed for residential use. There is a separate entrance to the rear of the building giving exclusive access to the upper parts.





Property (continued)

The property benefits from a large attic area for which planning consent has been granted for conversion of the three floors into a 9 person HMO including construction of a new rear porch entrance and dormer to the third floor but also provision for car parking for 1-2 vehicles at the rear.

Accommodation

Description	m ²	ft ²
Ground Floor Sales	46.30	499
Ancillary	29.80	320
ITZA	37.83	407
First Floor	81.56	878
Second Floor	44.87	483
Attic	44.59	480
Total	217.38	2,340

Price

Offers are invited at:

£250,000

for the freehold interest with vacant possession and subject to and with the benefit of the planning consent.

Possession

Vacant Possession will be given upon completion.

Tenure

Freehold.

VAT

VAT is payable on the purchase price.

Planning

It is understood the retail falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

Planning consent has been granted (application number 24/01168/COU for conversion of the floors above the existing shop into 9 person HMO including construction of a new rear porch entrance and dormer to the third floor. Copies of the planning consent and plans are available upon request.

This information is for guidance only and all parties should check themselves with the local planning authority.

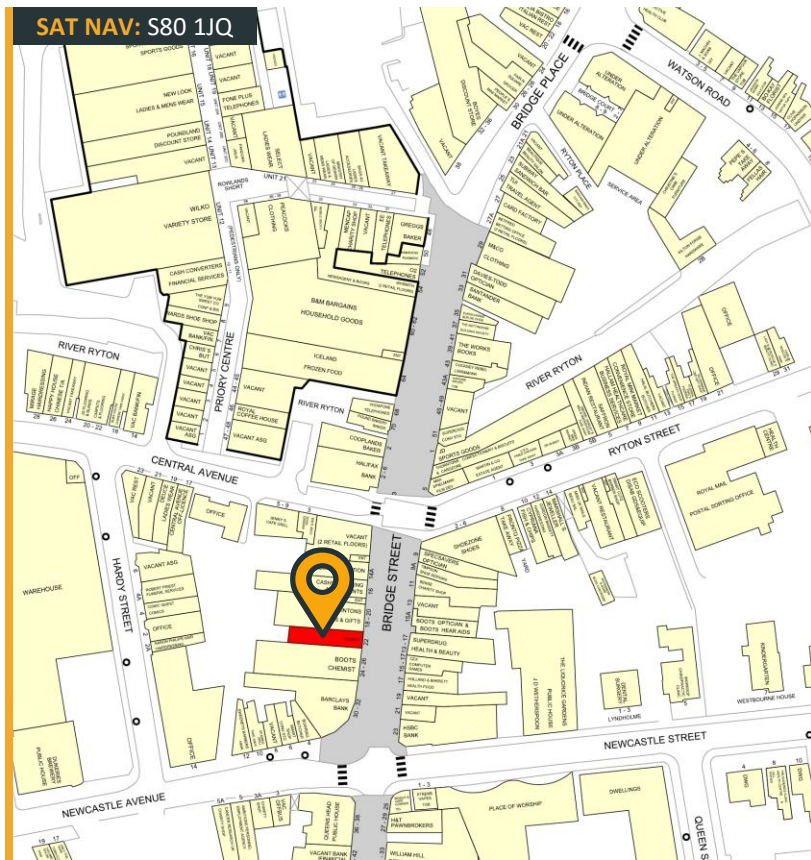
EPC

The property has a current EPC Rating of D/96. After the works of conversion have been completed, a new EPC will be required. A copy of the existing EPC is available on request.

Legal Costs

Each party are to bear their own legal costs incurred.





Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises
Rateable Value (2023): £13,750

The property has a Rateable Value below £15,000 and therefore qualifies for government rates relief.

This information is for guidance only and all parties should check themselves with the local billing authority.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Noel Roper
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