

WORKSOP PROBATION CENTRE

11 Newcastle Street, Worksop **S80 2AS**

- Freehold acquisition with potential for use as either commercial or residential accommodation, subject to planning.

- Located in the centre of Worksop within close proximity to the main high street with a mix of retail, commercial and residential properties in the immediate area.

- Located in the Bassetlaw District, the property is within close proximity of the A57 providing connections to both the M1 and A1 and access to major cities throughout Yorkshire and the East Midlands.

- Worksop Bus Station is located directly opposite providing access to locations within Nottinghamshire, South Yorkshire and North East Derbyshire. Worksop Train Station is located within walking distance with connections to Leeds, Lincoln, Nottingham and Sheffield as well as access to the East Coast Mainline and London.

LOCATION

THE PROPERTY IS LOCATED IN THE CENTRE OF WORKSOP, APPROXIMATELY 0.5 MILES FROM WORKSOP TRAIN STATION AND WITH EASY ACCESS TO THE M1 AND A1 OFFERING CONNECTING ROUTES THROUGHOUT THE REGION.

The property is well placed in a central location in proximity to local amenities including a range of retail and leisure facilities. Worksop benefits from a number of local attractions including Sherwood Forest, Clumber Park and Thoresby Park. The area is well connected with Sheffield accessible by car or train in under 40 minutes, in addition to connection to major cities throughout Yorkshire and the East Midlands.

Surrounding properties are of a similar height, typically 2-3 storeys above ground. Neighbouring uses comprise a mix of commercial, retail and residential with a range of local amenities nearby including local supermarkets; pubs; restaurants; retail stores; cinema; public realm and recreational space.

The property is accessed via Newcastle Street and benefits from 5 car parking spaces to the front of the property.



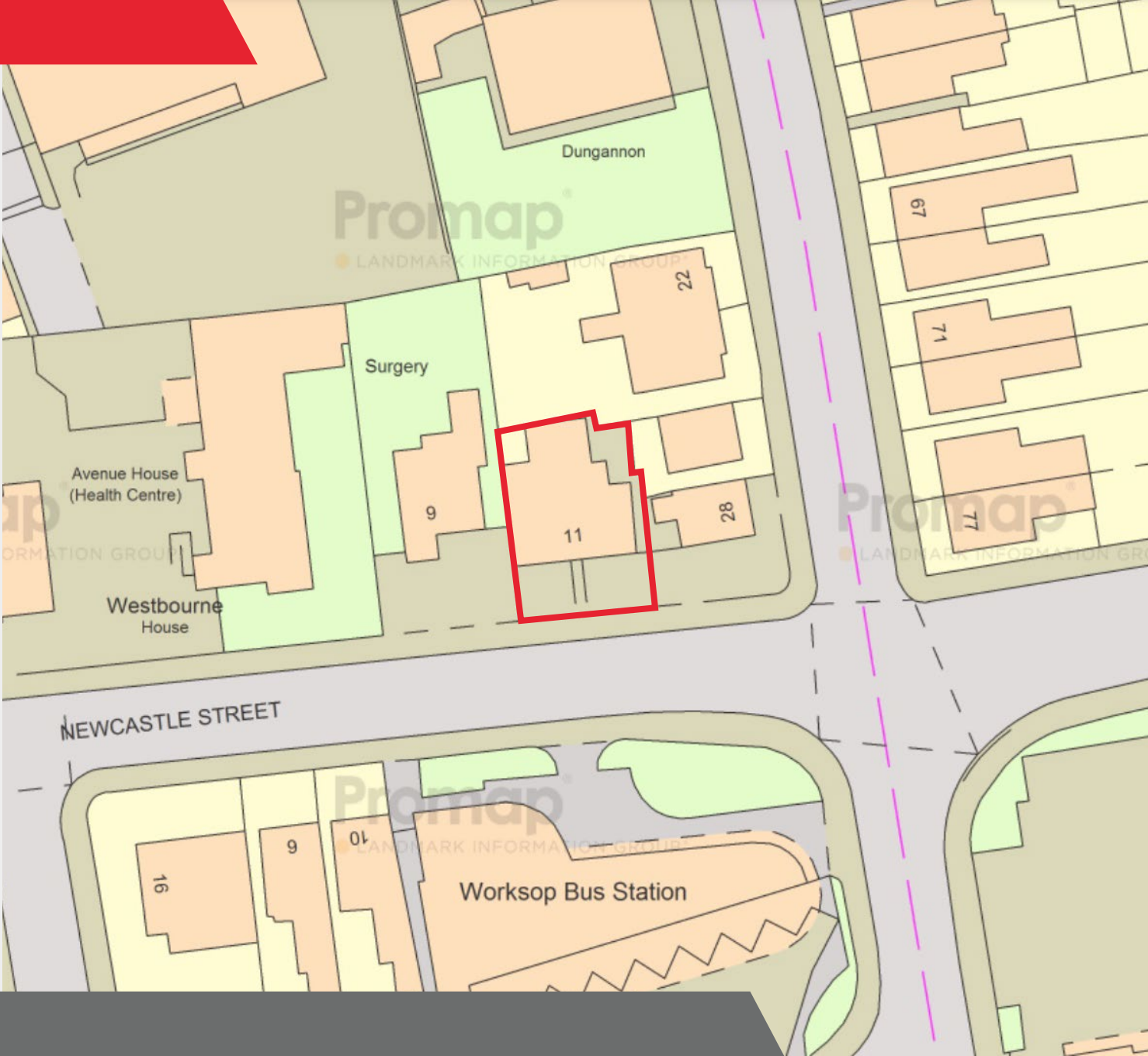
DESCRIPTION

The site extends approximately 0.07 acres (301sqm) with an NIA of circa. 165 sqm over two storeys. The property benefits from a single-storey ground floor extension to the rear alongside a small courtyard area.

The property is of traditional brick construction, circa 1930s, comprising two separate tiled pitched roofs each with a gable to the front and hipped roof to the rear. The Property has a flat roof within the central section including a roof lantern. The property comprises two bay windows to the front with single glazed sash windows throughout. Access to all floors within the property is via a central staircase.

The property is bounded by a dental practice to the west and residential property to the east. Occupational use along Newcastle Street is predominantly commercial though the adjacent Watson Road comprises mostly residential properties.

FLOOR - NET INTERNAL AREA	SQ M	SQ FT
Ground Floor	97.83	1,053.03
First Floor	66.82	719.25
TOTAL	164.65	1,772.28





The property is currently held on an unencumbered freehold basis and located in an area which has potential chancel repair liabilities. The property is subject to an historic restrictive covenant prohibiting the erection of anything other than a separate or semi-detached house. Prospective purchasers are recommended to undertake their own investigations and due diligence.

HISTORICAL PLANNING APPLICATIONS RELATED TO THE SUBJECT PROPERTY SHOW NO SIGNIFICANT PLANNING HISTORY ASIDE FROM MINOR ALTERATIONS AND A GROUND FLOOR REAR EXTENSION. THE PROPERTY WAS ORIGINALLY BUILT AS TWO SEMI-DETACHED RESIDENTIAL PROPERTIES AND IT IS ASSUMED THAT THE SUBJECT PROPERTY HAS CONSENT TO BE USED AS CLASS E OFFICE SPACE, BUT THIS IS NOT CONFIRMED AND INTERESTED PARTIES ARE RECOMMENDED TO MAKE THEIR OWN ENQUIRIES IN THIS RESPECT.

The site forms part of the Bassetlaw Local Plan (2020-2038) and falls within the Worksop Conservation Area, HMO Article 4, and the Central Worksop Development Plan Document Boundary.

The property is identified as being within a 15m radius showing areas with a high risk of surface water flooding. The property shows a medium risk of flooding from rivers.

The property sits within a Nitrate Vulnerable Zone (NVZ) for surface water (S335) as identified by the Environment Agency. There are no other statutory environmental designations which have been identified in relation to the property location.

DATA ROOM

Information regarding the property can be provided on request. For access to the Data Room, please contact Ash McCormick, whose details are supplied below. Any documents provided should not be relied upon and instead used for information purposes only. Documents we are able to provide include:

- Title information
- Site proforma
- Floor Plans
- EPC

WORKSOP HAS AN ESTIMATED POPULATION OF 43,435, AN INCREASE OF CIRCA 1,500 FROM THE 2011 CENSUS. WORKSOP IS THE LARGEST TOWN IN THE BASSETLAW DISTRICT WHICH HAS AN EMPLOYMENT RATE OF 77.9%, HIGHER THAN THE UK AVERAGE OF 75%.

Worksop town centre is to benefit from a £17.9 million investment from the Levelling Up Fund with regeneration expected to provide additional leisure and entertainment facilities and encourage more people back to the high street. In addition, the works will also bring improved connectivity and enable the redevelopment of the area for town centre living.

Growth activity is noted within Worksop with an Outline Planning Application made for a mixed-use urban development providing up to 1,120 new homes at Peaks Hill Farm in the north of the town.

There have been over 180 residential transactions within 0.5 miles of the subject property within the past 2 years. During this period semi-detached properties achieved an average of £145,000 and detached properties an average of £270,000. The overall average price for a flat in this period was £102,000.

Current asking prices for residential dwellings within 0.5 miles of the subject property range between £70,000-£700,000.

In relation to commercial activity in central Worksop, asking rents largely sit between £7.50-£15 per sqft, though with a small number of asking rents at the higher end between £20-£25 per sqft due to location and quality of accommodation. There are over 50 properties currently on the market in central Worksop representing a reasonably active commercial market.

The subject property is in a well-connected location with easy access to both public transport and road connections. The property is in a prominent and central location and offers the potential for both residential and commercial uses.



FURTHER INFORMATION

METHOD OF SALE

Unconditional offers are sought by way of informal tender.

Bidders are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

BIDDING PROCESS

Arrangements for submitting offers will be clarified to interested parties in due course.

EPC RATING

A copy of the EPC is available in the data room.

VAT

The property is not registered for VAT.

VIEWING

Strictly by appointment through Cushman & Wakefield.

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