

HIGH YIELDING MIXED USE INVESTMENT OPPORTUNITY

5 – 13 VICTORIA SQUARE • GATEFORD ROAD •
WORKSOP • S80 1DX

FOR SALE.



- Fully Let Mixed-use Block Generating £82,030 PAX
- Attractive 10.94% Gross Yield With Value-add Potential

- Four Commercial Units And Six Self-contained Residential Flats
- Undeveloped Outbuildings to the Rear

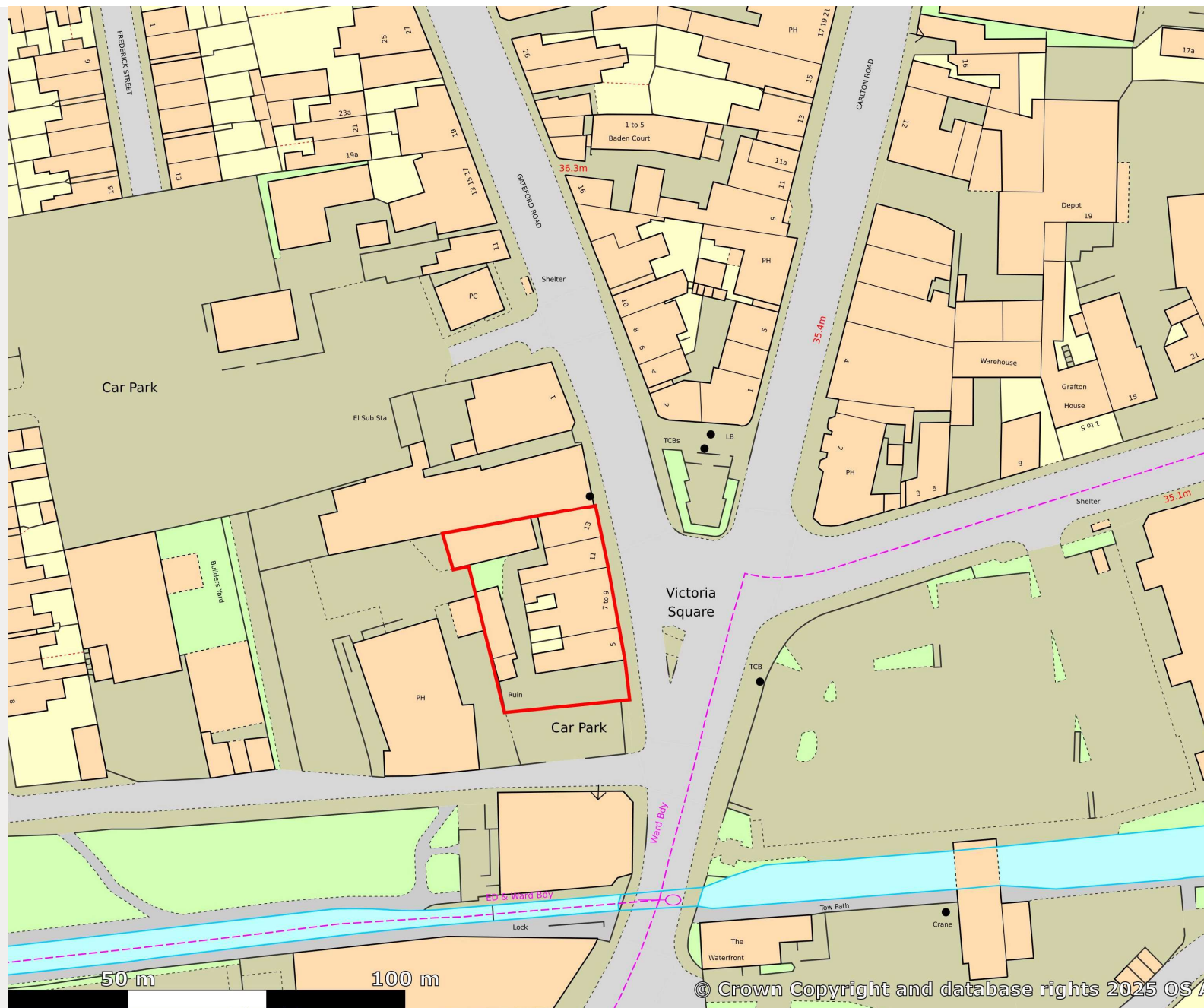




INVESTMENT SUMMARY

A rare opportunity to acquire a fully let, characterful Victorian mixed-use property, comprising four ground-floor commercial units and six self-contained residential flats, offering a strong income stream and future development potential.

- Freehold mixed-use investment extending to approximately 9,838 Sq Ft
- Four fully let ground floor commercial units
- Six self-contained residential flats with rear access
- Strong income stream with 100% occupancy
- 10.94% gross yield with scope for uplift
- Popular and well-connected Worksop location
- Close to town centre, train station & amenities
- Opportunity for long-term capital growth





DESCRIPTION

A traditional property comprising four well-presented ground floor retail units and six self contained flats which are separately accessed.

A rare opportunity to acquire a well-located and fully let Victorian property in Worksop.

Extending to approximately 9,838 sq ft, the building comprises four ground-floor commercial units and six self-contained residential flats, each with separate rear access and the benefit of off-street parking.

The flats range from one to four bedrooms and feature open-plan fitted kitchens, spacious living areas, double bedrooms, and family bathrooms. Floor plans are available upon request.

The property generates a strong and reliable income with scope for further uplift through asset management and redevelopment of outbuilding for resi or commercial use stpp.

Conveniently situated close to the town centre, transport links, and local amenities, the location offers excellent long-term appeal.



LOCATION

The property is located on the busy Victoria Square, a historic parade comprising 11 period flats and several ground-floor commercial units.

Benefitting from a prime town-centre position, it enjoys excellent transport links and is surrounded by a wide range of amenities. Nearby high-street retailers include B&M, Iceland, Peacocks, and Malatan, along with a variety of cafés and pubs such as Lockside, King Edward VII, and Costa.

Worksop railway station is just 500 metres away, offering direct services to Sheffield, Lincoln, Leeds, and Nottingham—making the property highly accessible.



 **SAT NAV: S80 1DX**

 **QUARREL.NOTION.MONKEY**



TENANCIES & ACCOMMODATION

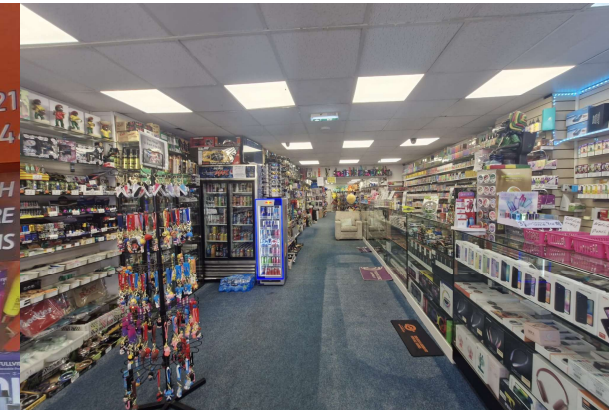
| Apartment | Sq Ft | Rent PCM |
|--------------|--------------|-------------------|
| Flat 5A | 900 | £700 |
| Flat 7A | 1,108 | £750 |
| Flat 9A | 1,140 | £750 |
| Flat 11A | 1,140 | £600 |
| Flat 13A | 548 | £440 |
| Flat 13B | 581 | £500 |
| TOTAL | 5,521 | £44,880 PA |

| Retail Units | Sq Ft | Rent PCM |
|------------------|--------------|-------------------|
| Unit 5 – Moo Lab | 848 | £833 |
| Units 7-9 | 1,222 | £959 |
| Unit 11 | 674 | £680 |
| Unit 13 | 1,566 | £675 |
| TOTAL | 4,312 | £33,400 PA |

| Additional Income | Rent PA |
|-------------------|-------------------|
| Billboard | £3,750 PA |
| TOTAL | £82,030 PA |

All residential flats are Let on AST's and the commercial tenancies are held on standard commercial terms.

Copies of leases and full tenancy schedule is available upon request.



VIEWINGS

By appointment with the Sole Agents below:

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EPC

Commercial & Residential Units

Rating: C-E

GUIDE PRICE

Inviting offers of **£710,000**
(**Seven hundred and Ten Thousand Pounds**) reflecting a **net initial yield of 10.94%**

TENURE

Freehold

AML

Purchasers will have to supply information to comply with Anti Money Laundering Regulations.

VAT

No VAT.