

LOT
14

6-8 Sherwood Street, Warsop,
Mansfield NG20 0JN

Guide Price: £100,000*

FREEHOLD INVESTMENT PROPERTY LET TO LLOYDS CHEMIST GROUP



The property is a two storey double fronted building with pitched roof, that is currently let to L.Rowland & Company (Retail) Ltd who are the holding company for Lloyds Chemist Group. The current trading name is Rowland Pharmacy. The building appears to have had a roof replaced at some stage and looks to be in good order. The lease expired in March 2012 although the tenant is currently holding over. We understand that the passing rent is £8,500 and this in our opinion is underlet. The property forms part of a popular trading area that includes well known and local traders. This unit is on the edge of the town centre thus close to pedestrian local trade as well as main trade. The likes of Co-op, Lloyds Bank are all nearby. The centre is well served by car parks, restaurants and pubs. In our opinion this property offers an excellent investment opportunity.

ACCOMMODATION

Accommodation for No.6 overall is over three floors. Ground Floor, Storage and Kitchen 700 sf First Floor 495 sf Second Floor 430 sf TOTAL 1624sf

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Mansfield District Council 01623 463463

Rateable Value No. 6 is £4,000 –

There is no listing for number 8.

VIEWING TIMES

There will be no set viewing times although interested parties can enter the premises during normal opening hours. Access to the area behind the counter will not permitted unless through prior arrangement.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN