

PINEWOOD



Station Road, Shirebrook, Mansfield, Nottinghamshire NG20 8AF

 1  2  3  EPC D

Offers In The Region Of £120,000



Located on Station Road is this ground floor commercial property that is registered as a food outlet along with a 2 storey apartment.

The commercial units still has the extraction in place and is currently used as a shop. There is a counter to the front along with a changing room, WC and store to the rear with a further door and shutter for security.

The flat above has silent flooring, a lounge, bathroom and kitchen on the first floor and a double bedroom to the second floor.

These premises have a versatile layout and could make a great investment in the local town.

Both the Commercial unit and flat have their own boiler central heating system and are only linked via an alarm.

CALL PINWOOD PROPERTIES ON 01246 810519 TO ARRANGE A VIEWING

- Ground Floor Commercial Unit
 - Ground Floor WC
 - Was previously a food outlet.
 - First Floor Bathroom
 - Second Floor Bedroom with View
- Changing Room
 - Store with Extraction Unit
 - First Floor Flat - Currently Let @ £475pcm
 - First Floor Kitchen & Lounge
 - Council Tax Band : A - Freehold

Lounge

12'6" x 12'0" (3.82 x 3.66)

Kitchen

8'2" x 5'6" (2.49 x 1.70)

Bathroom

6'6" x 5'6" (2.0 x 1.69)

Bedroom

16'6" x 11'1" (5.05 x 3.4)

Front Shop

11'10" x 26'8" (3.63 x 8.15)
Currently set up as a shop with a counter, changing room and WC.

Rear Store

10'8" x 19'10" (3.27 x 6.06)
Currently still having the extraction in place and a separate boiler,
there is access to the rear with a shutter to secure.

Ground Floor changing room

3'11" x 4'9" (1.2 x 1.47)

Ground floor WC.

7'0" x 4'9" (2.15 x 1.47)

ONLINE PLANNING APPLICATION

<https://publicaccess.bolsover.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=IYP2KXDDX6000>

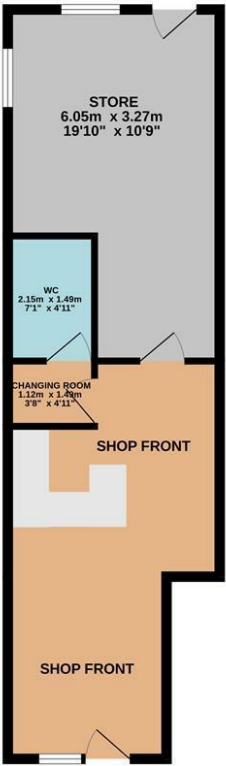
Other information

The first floor flat has recently been updated and let for £475pcm.

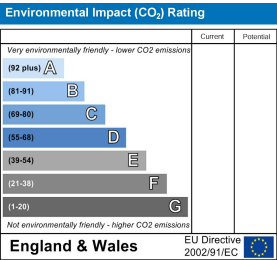
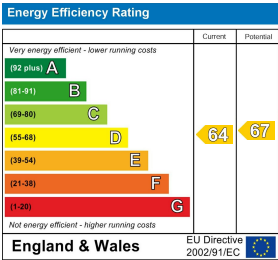
01246 810519

01246 810519





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any other website

Mansfield branch
24 Albert Street
Mansfield, NG1
01246 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



PINEWOOD