

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

9-11 Carlton Road, Worksop & Building to the rear of 16 Gateford Road, Worksop



- Excellent Development Opportunity
- Good Location Close To The Town Centre & Train Station
- Mix Use Building, Retail, Residential, Commercial

Located in a prominent position on a main arterial road into Worksop, this is a substantial mix use retail/commercial/residential building that offers excellent potential to develop further, subject to relevant planning consents. At 9-11 Carlton Road, the current accommodation offers a double retail unit with significant ancillary accommodation spread over three floors which may well suit for conversion. In addition there is an external storage shed, two self contained flats, (one currently let by way of an Assured Shorthold Tenancy). Accessed from Gateford Road, planning has been granted for change of use of a former storage building to convert to two dwellings.

£365,000

9-11 Carlton Road, Worksop (S80 1PD) & Building to the rear of 16 Gateford Road, Worksop (S80 1EB)

In summary the existing accommodation includes:

9-11 Carlton Road, Worksop

Ground Floor

Sale shop:

No. 9 25'3" x 19'8" (7.69m x 5.99m)
No. 11 22'9" x 15'2" (6.93m x 4.62m)

Rear accommodation:

Office 10'1" x 8'5" (3.07m x 2.56m)
Office 12'8" x 11'1" (3.86m x 3.37m)
Office 12'1" x 11' (3.68m x 3.35m)
Kitchen 8'3" x 5'11" (2.51m x 1.80m)
Store 20' x 8' (6.09m x 2.43m)

First Floor

Room 14'11" x 12'7" (4.54m x 3.83m)
Room 11'11" x 11'3" (3.63m x 3.42m)
Room 16'7" x 12'4" (5.05m x 3.75m)
WC 10'1" x 8'6" (3.07m x 2.59m)

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Room 15'5" x 8'8" (4.69m x 2.64m)
Room 11'5" x 10'11" (3.48m x 3.32m)

External Store

13'9" x 10'7" (4.19m x 3.22m) + 8'1" x 6'1" (2.46m x 1.85m)

9a + 9b Carlton Road, Worksop

9a – Flat currently let by way of an Assured Shorthold Tenancy Agreement at £450pcm. Flat comprises of kitchen/diner, bedroom lounge and a bathroom

9b – Bedsit currently vacant comprising of large bathroom, kitchen/diner a lounge/bedroom.

Building To The Rear 16 Gateford Road, Worksop

Planning for change of use (application No 21/01830/COU), granted by Bassetlaw District Council for conversion to two dwellings. Currently the accommodation includes:

Room 14'5" x 14'5" (4.39m x 4.39m)
Room 14'1" x 11'2" (4.29m x 3.40m)
Room 14'2" x 12'9" (4.31m x 3.88m)
Room 13'5" x 11' (4.08m x 3.35m)
Kitchen 9'4" x 6' (2.84m x 1.82m) + 7'6" x 4'2" (2.28m x 1.27m)
Bathroom 4'10" x 3'1" (1.47m x 0.94m) + 5'3" x 4'7" (1.60m x 1.39m)
Garage 14'7" x 12'2" (4.44m x 3.70m)

Please Note

Only pedestrian access is possible to the rear of 9-11 Carlton Road or to the building at the rear of 16 Gateford Road.

Floorplans:

All floorplans for the mentioned properties are available in our office.

9-11 Carlton Road Images:



Building To The Rear 16 Gateford Road Images



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.