

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 13 Gateford Road, Worksop



- Investment Opportunity
- Free Hold
- Ground Floor Shop and Upper Wing Space

Located close to the town centre on a main arterial route into Worksop, this is a prominent building with split residential and commercial lease. The entrance property is currently let by way of a year lease.

£150,000

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In Summary:

On The Ground Floor

Sale Shop 30'1'' x 12'4''

Ground Floor WC

Preparation Room 22'9'' x 6'8''

Rear Garage

Self-Contained Maisonette (1<sup>st</sup> and 2<sup>nd</sup> Floor)

Kitchen 9'10'' x 8'9''

Bedroom 12'8'' x 12'7''

Lounge 12'11 x 12'

On The Second Floor

Bedroom 12'7'' x 12'

Bedroom 12'8'' x 11'7''

Shower Room



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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.