

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

11 Gateford Road, Worksop



- **Freehold Commercial Property with Versatile Potential – Ideal Investment Opportunity**
 - **Excellent Location Close to Town and in a Prominent Position**
- **Well Fitted Commercial Takeaway/Kitchen and Associated Accommodation**
 - **Potential for a Self-Contained First Floor Flat**
 - **Enclosed Rear Yard**

An excellent opportunity to acquire this very well-appointed FREEHOLD commercial property, fully fitted and ready for immediate use. Benefitting from planning permission in 2021 for use as a takeaway on the ground floor and a massage salon on the first floor. The ground floor comprises a well-presented takeaway premises with a front facing sales area, commercial kitchen with professional grade appliances fridge and freezer and preparation room, wc shower room and kitchenette. The first floor features its own independent heating system potentially allowing for an easy division into a self-contained flat. Additional benefits include CCTV security system, fitted fire alarm, and enclosed rear yard with utility room. Many extras are included in the sale whether you are looking to run a business or re-develop the space (subject to necessary consents etc.) this property presents a most flexible opportunity.

£ 140,000

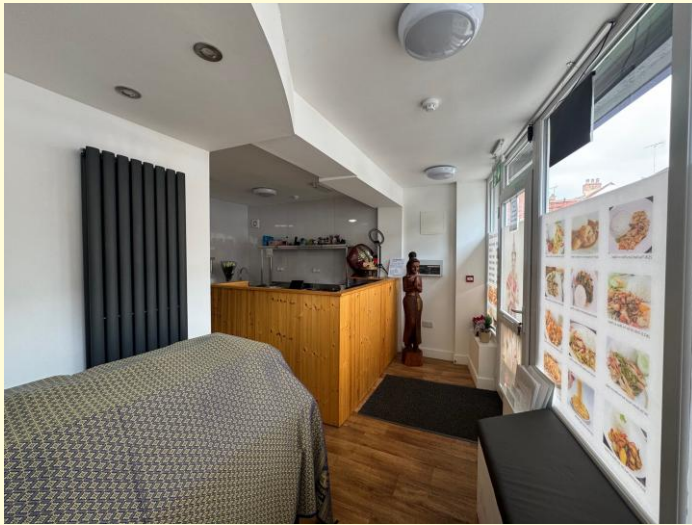
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In More Details

On the Ground Floor

Takeaway Shop 16'9" x 15' Reducing to 7'4"
(5.10m x 4.57 Reducing to 2.23)

With upvc double glazed frontage with upvc double glazed entrance door, fitted timber counter and fitted stainless steel work surfaces with inset sink unit, window seat, inset ceiling lighting.



Store 11'2" x 7'1" (3.40m x 2.59m)

With fitted storage racking
Polar industrial fridge
Polar industrial freezer
Central heating radiator

Kitchenette 6'11" x 5'8" (2.10m x 1.72m)

With stainless steel sink unit set in base unit, wall mounted Alpha gas central heating boiler, central heating radiator.

Rear Entrance Door

Preparation Room and Kitchen
11'6" x 8' Plus 11'5" x 8'3"
(3.50m x 2.43m Plus 3.48m x 2.51m)

Includes a range of stainless steel work surfaces and twin sinks, stainless steel industrial cooking range with 9 gas rings and fitted extractor canopy system.



Ground Floor Shower Room

With wc, stainless steel towel rail, extractor fan

On The First Floor

Bathroom 9'1" x 6' (2.76m x 1.82m)

With wc, hand basin set in vanity unit, panelled bath with glazed shower screen, fitted electric shower.



Room One 12'11" x 11'2" (3.93m x 3.40m)

With fitted wash hand basin set in vanity unit
Inner hall
Central heating radiator
Rear lobby
With rear access door



Kitchen 11'10" x 8'2" (3.60m x 2.48m)

Includes a range of fitted units in a gloss white finish comprising base, drawer and high-level cupboards, fitted stainless steel sink unit, central heating radiator, fitted Alpha central heating boiler.



On The Second Floor

Room 16'10" x 10'9" (5.13m x 3.27m)

With central heating radiator.



Outside

To the rear of the property is an enclosed yard area with a pedestrian access gate.



Outside utility room 8'7'' x 4' (2.61m x 1.21m)

With stainless steel sink unit, central heating radiator.



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.