

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

15-17 Gateford Road, Worksop



A rare opportunity to acquire the freehold, this is a highly recognisable property/iconic property that has traded as a landmark Worksop hairdressing salon for over 40 years. Situated in a prominent position on a main arterial route leading through Victoria Square into the town centre, the property benefits from excellent visibility and footfall. A public car park directly to the rear adds convenience for visiting customers.

The building itself offers generous accommodation and is currently fitted out as a large hairdressing salon, complete with a striking spiral staircase leading to the first floor. Additional ancillary space includes office and storage areas, with scope to create a self-contained first floor flat (subject to the necessary consents).

The property benefits from vehicular access to the rear with a rear yard/parking area. This versatile property offers significant potential for a wide range of alternative commercial or mixed-use purposes, making it an attractive proposition for both owner-occupiers and investors.

£ 160,000

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In Summary

Double fronted salon / sale shop (15 and 17)
With a spiral staircase to the first floor and with fitted powered shutters

Approx. 33'6" x 26'3" + 21'5" x 10'6"
(10.21m x 8m) + (6.52m x 3.2m)

There are 6 hair washing basins, multiple work stations, fitted mirrors, shelving, ceramic tiled floor and suspended ceiling with inset lighting.

Kitchen 7'3" x 7'4" (2.21m x 2.23m)

With stainless steel sink unit and mixer tap

Ground Floor WC

On The First Floor

The first floor can be accessed from a spiral staircase from the ground floor and with a fire escape staircase to the rear yard.

Room 1 13'1" x 6'2" (3.98m x 1.88m)

Kitchen 11'9" x 9'5" (3.58m x 2.87m)

Lounge 13'6" x 9'5" (4.11m x 2.87m)

Shower room

Storeroom



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.