

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 22-26 Gateford Road, Worksop



- Prominent Mixed Residential and Commercial Property
- Positioned On A Main Arterial Road, Just Off Victoria Square, Worksop
  - Convenient Public Car Park Within 100 Yards
  - Town Centre Only a Short Distance Away
- Attractive Investment Opportunity With Strong Rental Yields

This well-situated mixed residential and commercial property occupies a prominent position on a main arterial road just off Victoria Square in Worksop. The surrounding area comprises a variety of similar mixed-use properties, making it a well-established location for both business and residential use. The property benefits from excellent amenities nearby, with a public car park located within 100 yards and Worksop town centre only a few minutes' walk away.

Currently, the occupied units are let on a combination of formal leases and assured shorthold tenancies, offering an appealing and secure investment proposition with healthy rental yields.

£ 300,000

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## In summary

22 Gateford Road – Ground floor sale shop  
approx. 26sqm

Currently vacant, actively marketed with an  
asking rental of £395 pcm

24 Gateford road – ground floor sale shop  
approx. 53sqm

Barbers £485pcm, approx. 3 years remaining

26 Gateford Road – ground floor sale shop  
approx. 76sqm

Aesthetics/hair £595pcm approx. 2.5 years  
remaining

24a Gateford road – top floor flat approx.  
77sqm

Let at £490 pcm

26a Gateford road Worksop

Let at £550 pcm

£300,000 (potential annual rent approx.  
£30,000 per annum)

## Viewing

**In order to respect the privacy and convenience of the current tenants and to ensure viewings are arranged only with serious parties, we kindly request that interested applicants provide proof of funding prior to any appointment being confirmed. This process is intended to avoid unnecessary disruption and to make the viewing experience as efficient as possible for all concerned.**



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.