



Retail Shop, Residential Potential, 11b
Sherwood Street, Warsop, Mansfield, NG20
0JP

£120,000

Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Ground Floor Retail 475 sq.ft
- Prime Retail Location in Warsop
- Owner's Residence & Retail Potential
- EPC TBC
- First Floor with Planning as a Flat
- Excellent Investment Potential
- Prominent Street Frontage

A freehold shop premises with planning permission for Change of Use of the first floor to a residential unit. The property is situated in a prime retail area with a prominent street frontage.

The premises has been occupied as a butcher's shop for many years and now offered for sale, freehold with vacant possession, due to retirement.

Warsop, a town in the Mansfield District, is situated on the outskirts of Sherwood Forest. The 20/21 Census documented a population of 12,644 residents including Church Warsop, Meden Vale, Sookholme and Spion Kop. The property is situated in the retail area of the town centre, close to free parking (2 hours) and local amenities. This thriving small town centre provides opportunities for tourism, Air B&B and retail trades.

The building was constructed circa 1969/70 with brick elevations under a tiled roof. The following accommodation is provided:

GROUND FLOOR

SALES SHOP

16'6 (frontage) x 26'8 (depth) (5.03m x 8.13m)

Terrazzo tiled floor, front display window, recess off with staircase.

FIRST FLOOR

STORE ROOM

16'6 x 18'8 (5.03m x 5.69m)

With front windows.

OFFICE

10' x 9'10 (3.05m x 3.00m)

Window in the rear elevation.

SEPARATE WC

OUTSIDE

Parking is reserved for the adjoining bungalow.

SERVICES

Mains water, electricity, and drainage are all connected to the property.

TENURE

The property is freehold. The property is subject to a flying freehold. Land Registry plans available on request.

TOWN AND COUNTRY PLANNING

Mansfield District Council have granted permission of a Change of Use of first floor to one residential unit. The Mansfield District Council Planning Reference is 24/0162/PNSOCU, 14th May 2024.

POSSESSION

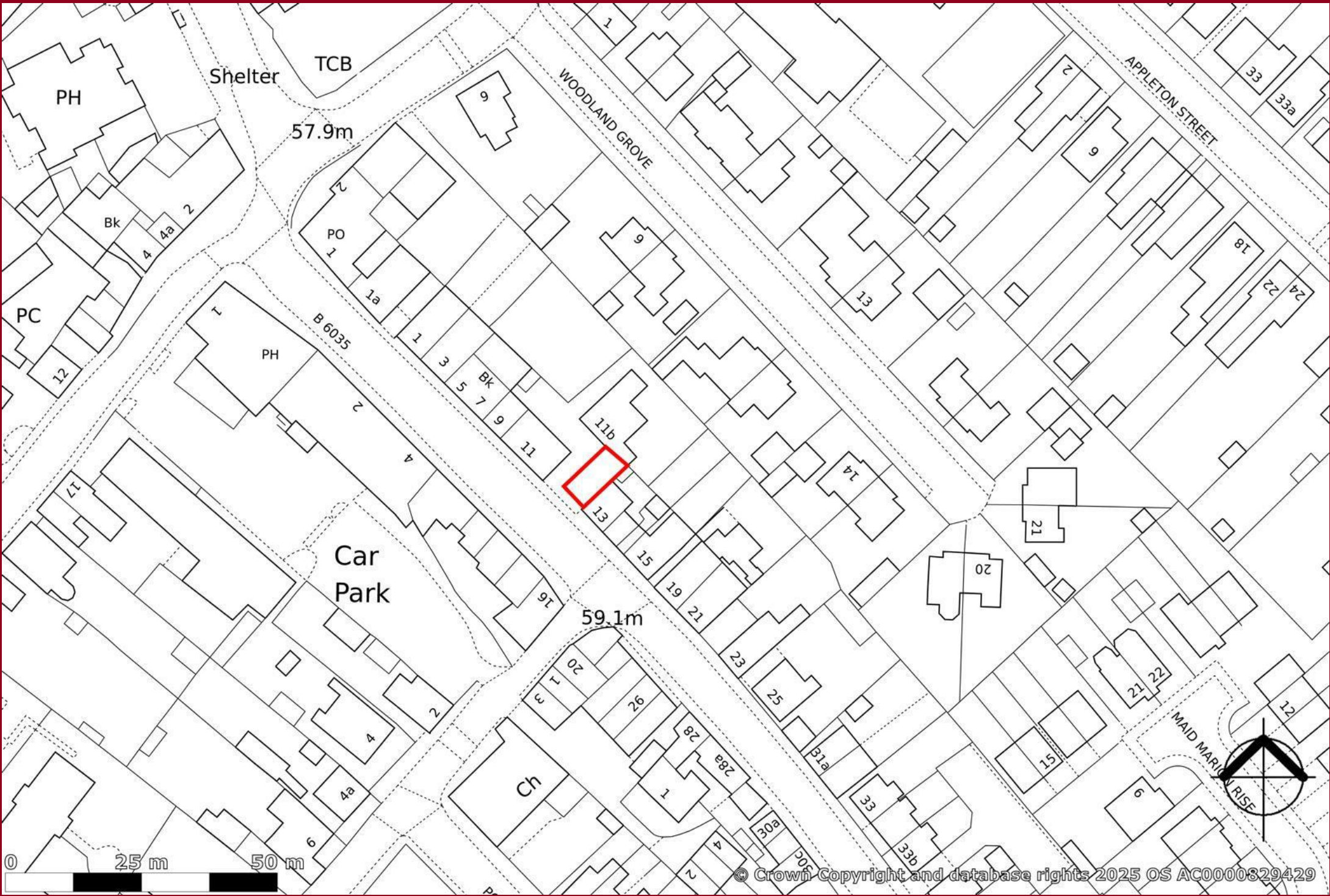
Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

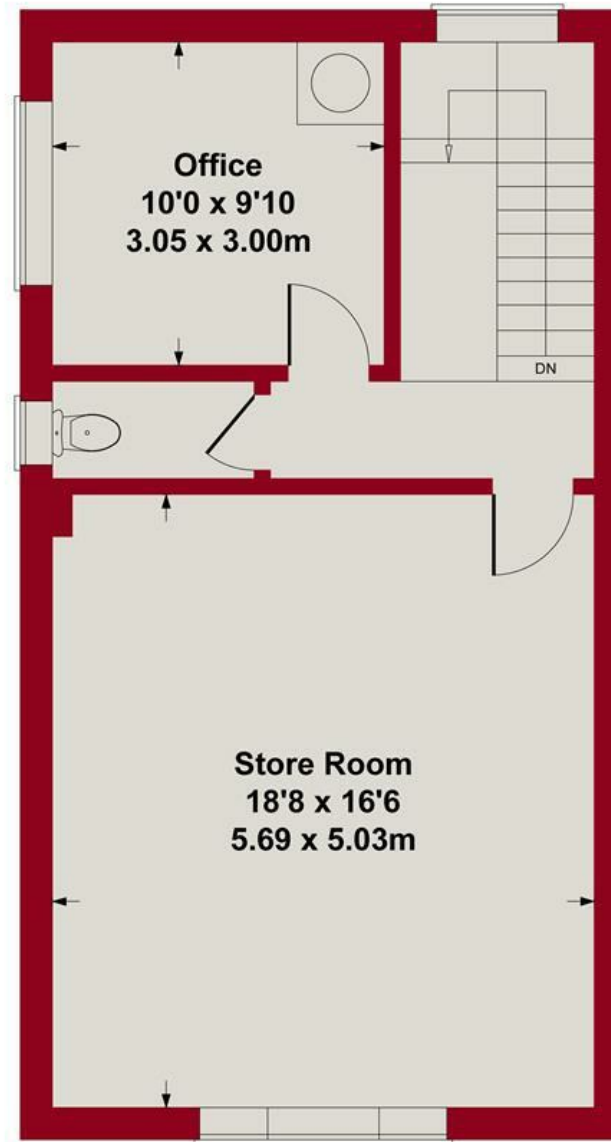
MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





GROUND FLOOR



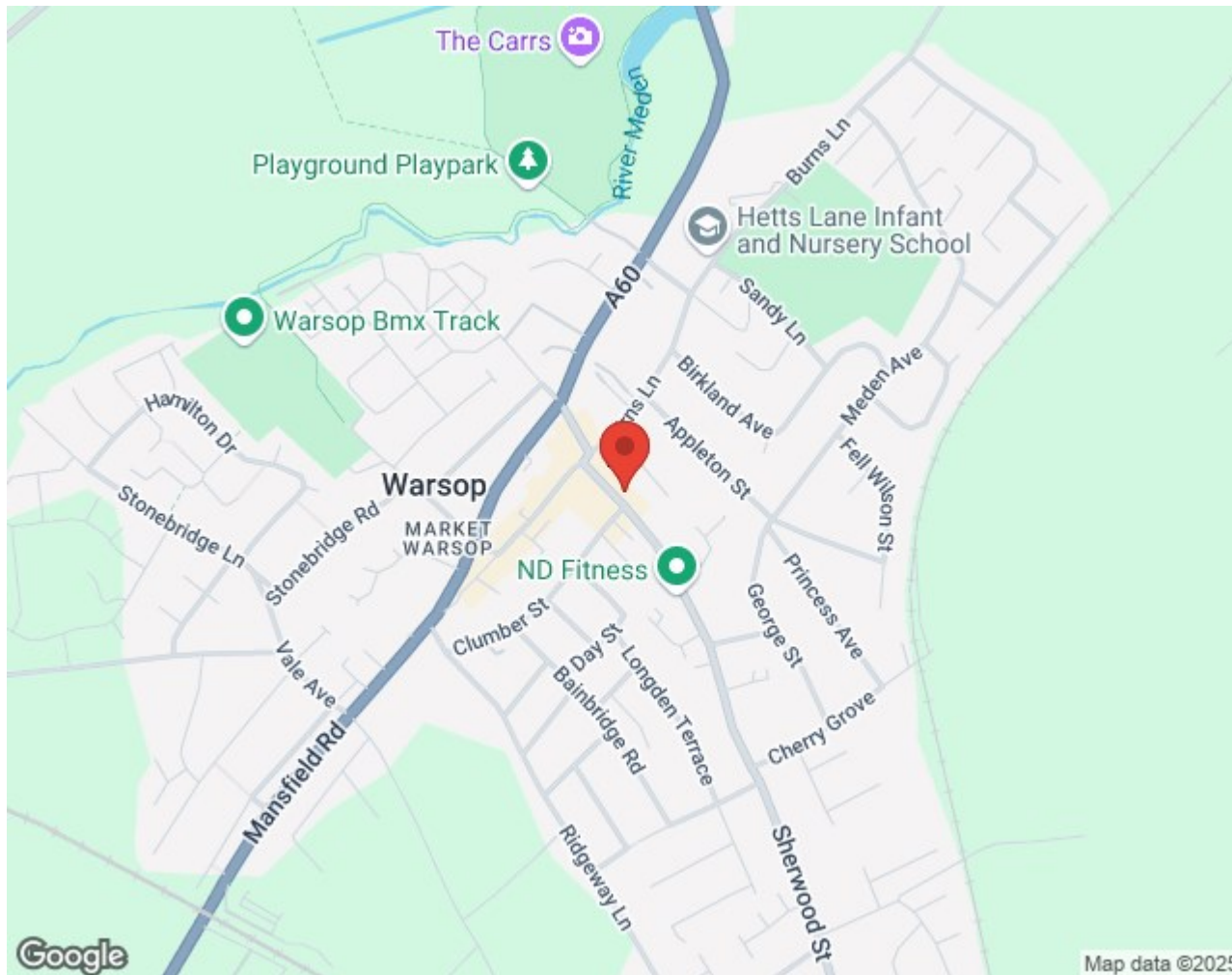
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on 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 or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers