

# PINEWOOD



Station Road, Shirebrook, Mansfield, Nottinghamshire NG20 8AF

 1  2  3  EPC D

Offers In The Region Of £130,000



Located on Station Road is this ground floor commercial property that is registered as a food outlet along with a 2 storey apartment.

The commercial units still has the extraction in place and is currently used as a shop. There is a counter to the front along with a changing room, WC and store to the rear with a further door and shutter for security.

The flat above has silent flooring, a lounge, bathroom and kitchen on the first floor and a double bedroom to the second floor.

These premises have a versatile layout and could make a great investment in the local town.

Both the Commercial unit and flat have their own boiler central heating system and are only linked via an alarm.

CALL PINWOOD PROPERTIES ON 01246 810519 TO ARRANGE A VIEWING

- Ground Floor Commercial Unit
- Ground Floor WC
- Was previously a food outlet.
- First Floor Bathroom
- Second Floor Bedroom with View
- Changing Room
- Store with Extraction Unit
- First Floor Flat
- First Floor Kitchen & Lounge
- Council Tax Band : A - Freehold

### Lounge

12'6" x 12'0" (3.82 x 3.66)

### Kitchen

8'2" x 5'6" (2.49 x 1.70)

### Bathroom

6'6" x 5'6" (2.0 x 1.69)

### Bedroom

16'6" x 11'1" (5.05 x 3.4)

### Front Shop

11'10" x 26'8" (3.63 x 8.15)

Currently set up as a shop with a counter, changing room and WC.

### Rear Store

10'8" x 19'10" (3.27 x 6.06)

Currently still having the extraction in place and a separate boiler, there is access to the rear with a shutter to secure.

### Ground Floor changing room

3'11" x 4'9" (1.2 x 1.47)

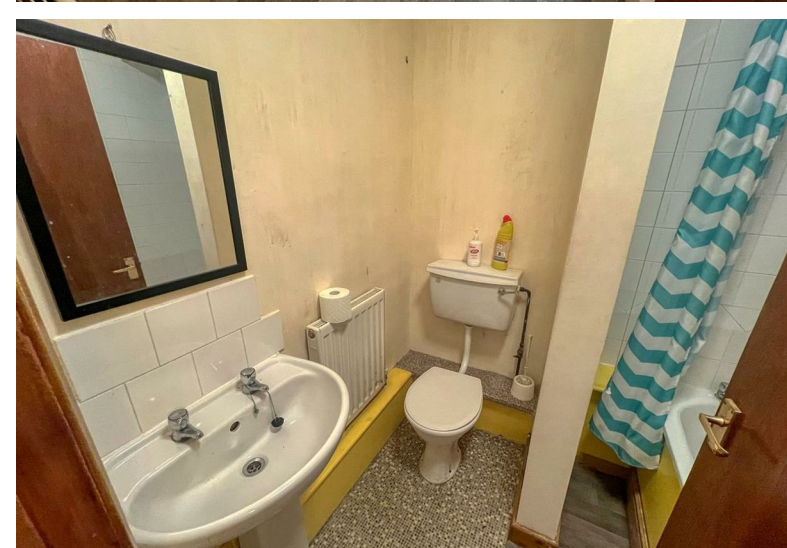
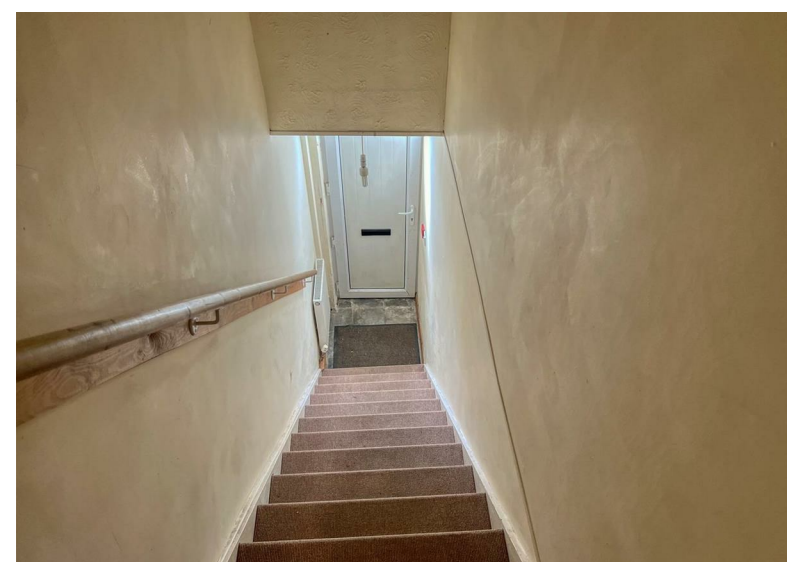
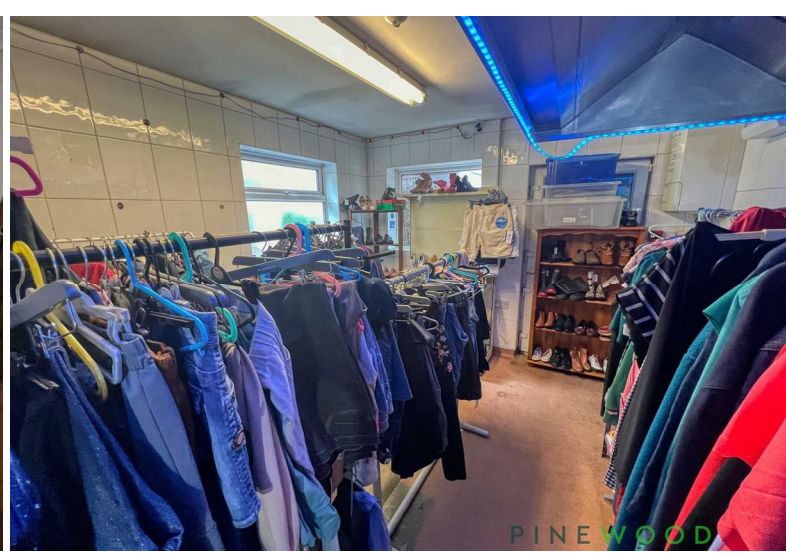
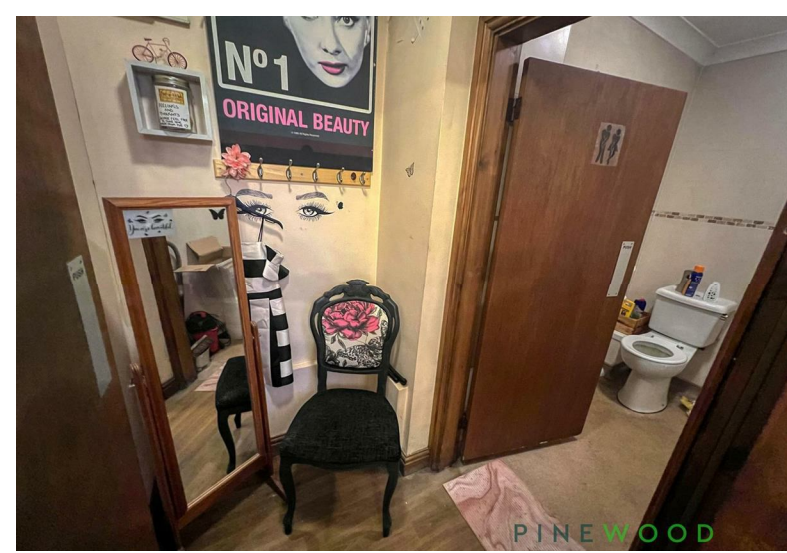
### Ground floor WC.

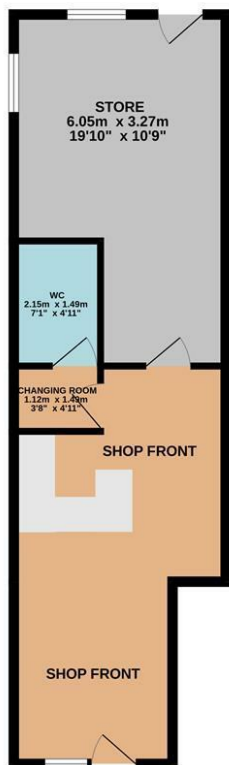
7'0" x 4'9" (2.15 x 1.47)

### ONLINE PLANNING APPLICATION

[https://publicaccess.bolsover.gov.uk/online-applications/applicationDetails.do?](https://publicaccess.bolsover.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=IYP2KXDDX6000)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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