

PINEWOOD



Station Road, Shirebrook, Mansfield, Nottinghamshire NG20 8AF

1 2 3 EPC D

Offers In The Region Of £120,000



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 - Currently Let @ £475pcm
 - 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)

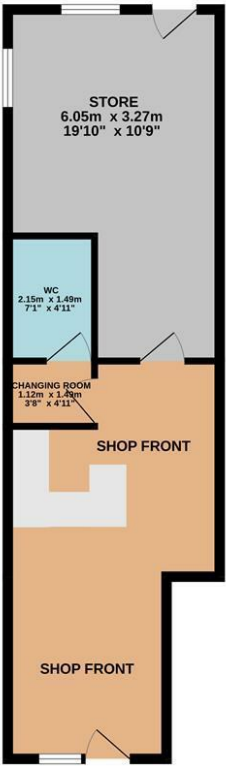
ONLINE PLANNING APPLICATION

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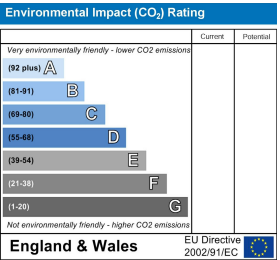
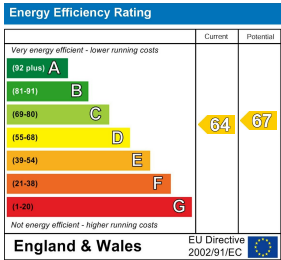
Other information

The first floor flat has recently been updated and let for £475pcm.





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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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Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



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