

PINEWOOD



Victoria Street, Shirebrook, Mansfield, NG20 8AQ

0 0 2 EPC

Offers In The Region Of £105,000



Step into this expansive, open-plan barber shop, where contemporary design meets effortless sophistication. With its sleek, modern decor and inviting ambiance, this space is designed to impress, creating the perfect environment for both clients and professionals alike.

Upstairs, two spacious rooms await your creative touch—perfect for conversion into living quarters, office space or business expansion. Behind the shop, a kitchen, WC, and storage add practicality, offering untapped potential with a little renovation.

This property is more than a business—it's an investment in your future. With its prime location, stylish interior, and endless possibilities, it's ready to become your next success story.

Commercial unit currently £600pcm to increase to £700pcm on the 01/01/2026 with 5 years remaining on the lease.

- COMMERCIAL UNIT
- £600pcm AS A BARBER SHOP
- PROPERTY SET OVER 3 FLOORS
- SAT WITHIN A BUSY MARKET FOR GREAT FOOTFALL
- COUNCIL TAX BAND: A
- BARBER SHOP TRADING 5 YEARS LEFT ON LEASE
- INCREASING TO £700 ON 01/01/2026
- PARKING TO THE REAR
- GROUND FLOOR BARBERS, KITCHEN, STORE ROOM
- FREEHOLD

Barber Shop

13'9" x 27'11" (4.20 x 8.53)

Imagine stepping into a spacious, open-plan barber shop that radiates style and sophistication. This stunningly designed space combines a sleek, contemporary aesthetic with thoughtful decor, creating an atmosphere that is both inviting and effortlessly modern.

Every corner of the shop is carefully curated, with polished finishes, bold yet tasteful colour schemes and ambient lighting that highlights the workspace while keeping clients relaxed. The layout is functional yet flexible, offering ample room for multiple barber stations, a comfortable waiting area and even a retail corner for grooming products.

Situated within a bustling market, this location guarantees foot traffic and visibility, making it a prime spot for a thriving business. Whether it's the charm of the market atmosphere or the convenience of nearby amenities, the setting ensures a constant flow of potential customers.

This isn't just a shop—it's an opportunity. With its turn-key readiness, vibrant surroundings, and Instagram-worthy aesthetics, this barber shop is poised to become the go-to grooming destination in town. Ready to elevate your business to the next level? This is your chance to make it happen.

Above the barber shop, you'll find two generously sized rooms brimming with potential. While they currently require some work and renovation, these spaces are a blank canvas for your creative vision—whether it's converting them into a stylish apartment, a personal office, or even additional service rooms to expand your business offerings. Their size and versatility ensure they can adapt to your needs and ambitions.

Behind the shop, a functional kitchen and WC await, paired with

additional storage space that's perfect for inventory, tools, or creating a break room for staff. While these areas also call for some renovation, they offer an incredible opportunity to tailor the space exactly to your requirements.

Now, imagine the possibilities: a thriving barber shop downstairs with the potential for a lucrative rental income, private living quarters, or a seamless extension of your business upstairs. The charm of the bustling market location combined with the flexibility of these additional spaces makes this property a unique and exciting investment.

With a little work, this diamond in the rough can become a multi-purpose powerhouse, ready to serve your professional and personal needs. Ready to roll up your sleeves and unlock its full potential? This is your chance to create something truly remarkable.

Kitchen

7'7" x 6'11" (2.33 x 2.11)

A small kitchen at the back of the barber shop kitted out with worktops that have space for under counter washer and dyers or whatever might be required.

1st Floor Storage

13'11" x 17'5" (4.26 x 5.31)

Large room currently being used as a storage room and in need of renovation / repair.

2nd Floor Storage

Again being used as a storage room but will require work.

Storage Room Ground Floor

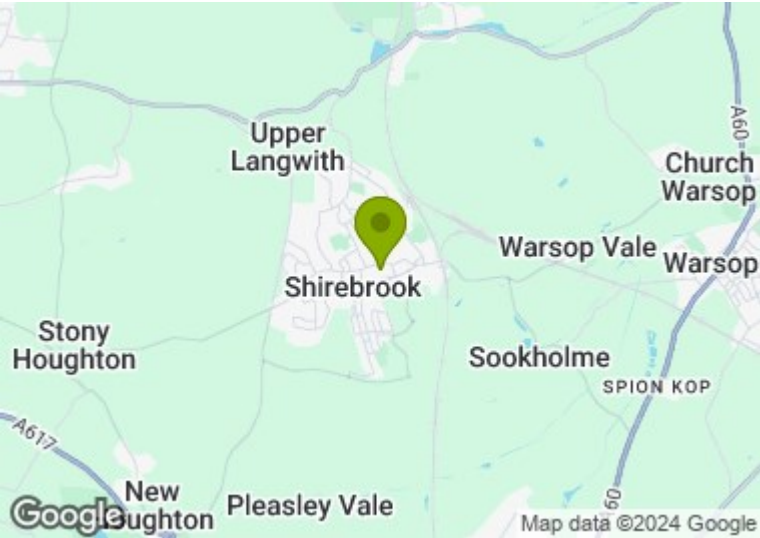
10'5" x 9'4" (3.19 x 2.87)

Empty room generously sized and is only limited by your imagination.





TOTAL FLOOR AREA: 101.8 sq.m. (1096 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
Plans with dimensions in feet.



DISCLAIMER

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WC

7'6" x 3'7" (2.30 x 1.11)
Working WC.

Outside

There is a decently sized plot at the back of the property, fenced in and secure to create a versatile space helping complete this property filled with potential and challenge.

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

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