

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 19 Newcastle Avenue, Worksop



- **Mix Commercial/Residential Unit**
- **Ground Floor Accommodation Approx 500 Square Foot**
- **Self Contained First Floor Flat – Currently Let**

A prominent mixed commercial/residential property located within Worksop town centre adjacent to a public car park. The shop offers good sized accommodation and may suit a number/wide array of different business occupiers (subject to necessary permission), and the self-contained first floor flat is let by way of an assured shorthold tenancy.

**£120,000**

# 19 Newcastle Avenue, Worksop, Notts, S80 1EY

## Ground Floor

Fitted with a cooling/heating air conditioning unit.

**Sale shop 23'2" x 17'2" (7.06m x 5.23m)**

Recently refurbished, and refitted, feature brick walls, panelled ceiling, large UPVC glazed window frontage and UPVC entrance door.



**Kitchen 11'2" x 8' (3.40m x 2.43m)**



**Ground Floor WC**

**First Floor**

Self-contained apartment with electric storage heaters.

Bathroom with 3 piece suite in white.

**Bedroom 11'10" x 6'8" (3.60m x 2.03m)**

**Living Kitchen 16'11" x 9'10" (5.15m x 2.99m) Average  
Plus 10'5" x 6'9" (3.17m x 2.05m) Average**

With range of fitted kitchen units, fitted sink units, fitted oven and hob. Bay window to the front elevation.

**Outside**

Small yard to the rear.



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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.