



**Retail Premises, 78 Victoria Street,  
Shirebrook, Mansfield, NG20 8AQ**

**FREEHOLD £139,500**

**Tel: 01636 611 811**

**RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Freehold Retail Premises For Sale
- Ground Floor Sales 630 Sq. Ft.
- Prominent Street Frontage
- Local Population 13,500 Approximately
- Wider Bolsover District & Mansfield Catchment
- Prime Trading Location
- First Floor Storage 450 Sq. Ft.
- Public Car Park Just Opposite
- EPC Rating ???

A freehold retail shop premises offered with vacant possession. The property occupies a prime trading location within the busy Shirebrook town centre. The property provides 630 sq. ft. ground floor sales, and 450 sq. ft. first floor storage approximately.

The local Shirebrook population is approximately 13,500. The Bolsover District and nearby Mansfield provide an important catchment area. Shirebrook is known for its friendly neighbourhood, clean environment and strong sense of security.

The sale is due to retirement and the premises provides an ideal location for a variety of retail purposes.

The property forms an end of terrace with rendered elevations and a slate roof. There is a rear extension constructed with a flat mineralised felt roof.

The property provides the following accommodation:

## GROUND FLOOR

### ZONE A SALES

27'6 x 12' (8.38m x 3.66m)

With fluorescent lighting, panelled walls and ceiling.

### REAR SALES

19' x 12' plus 10' x 7'6 (5.79m x 3.66m plus 3.05m x 2.29m)

### WC

Close coupled WC, basin and hot water heater.

## FIRST FLOOR

### STORE ROOM

19'4 x 12' (5.89m x 3.66m)

With panelled walls, fluorescent lighting.

### STORE ROOM

12' x 8' (3.66m x 2.44m)

Double glazed front window.

## SECOND FLOOR

### STORE ROOM

12' x 12' (3.66m x 3.66m)

(Approximately)

With Dormer window.

### OUTSIDE

Side access and rear yard.

### SERVICES

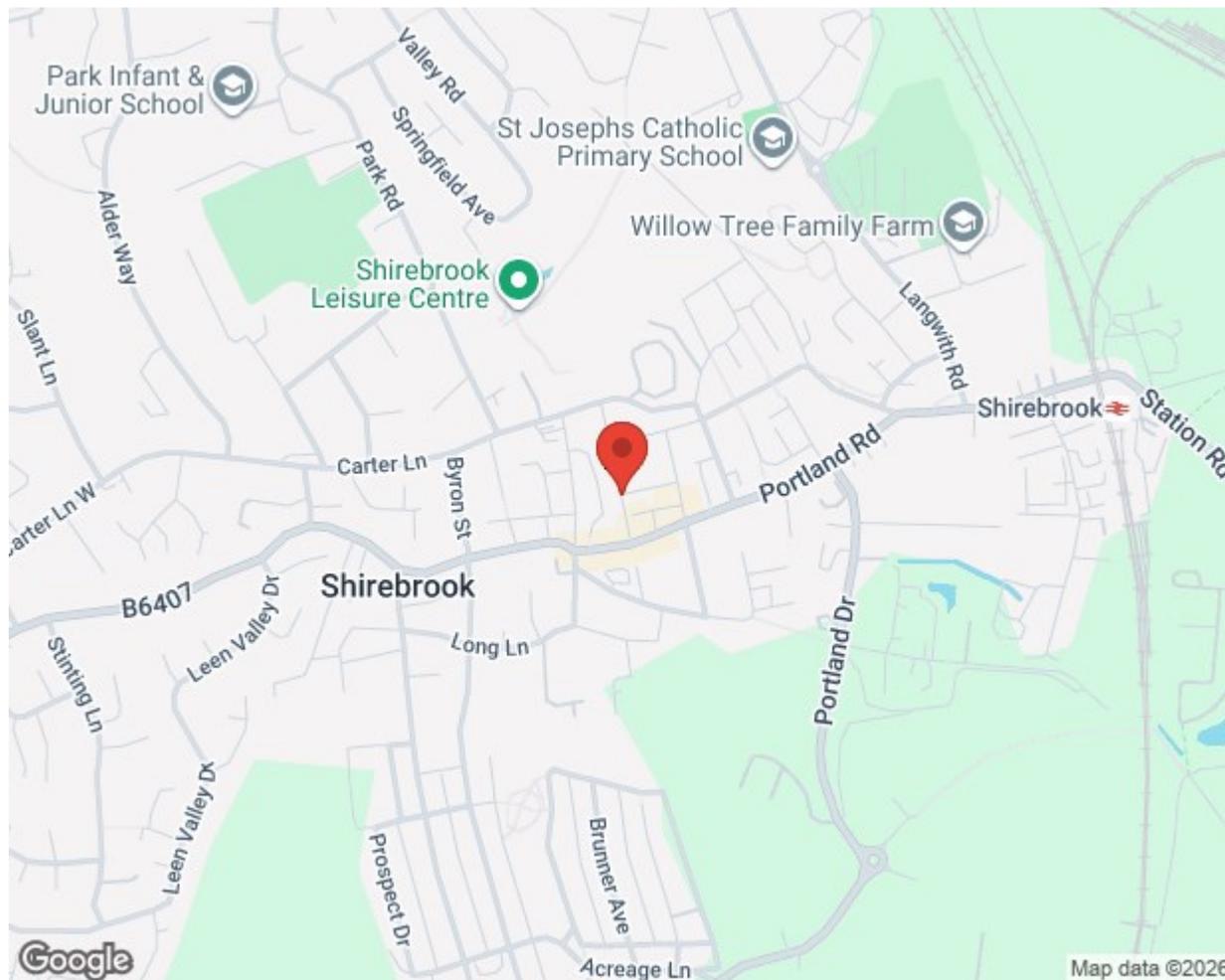
Mains water, electricity, and drainage are connected to the property.

### TENURE

The property is freehold and offered with vacant possession.

### VIEWING

Strictly by appointment with the selling agents.



*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 611 811



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