



Wellington Street, NN16 8RJ

- INVESTMENT OPPORTUNITY
- SHOP & LARGE WORK SHOP
- DOUBLE GARAGE
- ADDITIONAL PARKING, OFFICE & STORE ROOM
- 2 X 1 BEDROOM FLATS

PRICE
£320,000
CHAIN FREE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



IN PERSON AND VIDEO VIEWINGS AVAILABLE INVESTMENT OPPORTUNITY.

Former shop with good sized workshop, additional secured parking on premise to the rear, office space and Store Room. Double Garage and two x 1 bed first floor flats (one above the shop and one above the double garage).

No. 114a: Flat 1: Double glazed and comprising entrance with inner hall/study area, open plan to lounge, kitchen, double bedroom and bathroom.

No. 116a: Flat 2: Also double glazed and have electric room heaters. Comprising Kitchen, Lounge, double bedroom and bathroom.

No. 114: Shop & Workshop: Single chamber shop fronting onto Wellington Street with good sized workshop (including inspection ramp) to rear.

No. 116: Double garage with electronic metal door and power and lighting connected. Plus additional extensive enclosed parking, small office and store room.

Business Rates as of 1 April 2026 - £4,600 - This is not what you pay and small business relief available.

EPC's for all four premises available on request

114A FIRST FLOOR APARTMENT - ENTRANCE

Via obscured double glazed door with pedestrian door to the shop and stair case raising to first floor landing, having obscured sealed unit panelled door to apartment

ENTANCE/LOUNGE

10'9" x 13'7" (3.3m x 4.15m)

Laminated wood block style flooring, doors to all rooms, sealed unit double glazed window to rear and open plan to Lounge Area plus study desk area having Upvc double glazed window to front, over stairs storage shelving

KITCHEN

92" x 5'6" (2.8m x 1.7m)

Having a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, appliance space to include plumbing for automatic washing machine, stainless steel single bowl sink unit with mixer tap, space for electric cooker, Upvc double glazed window to rear

DOUBLE BEDROOM

13'7" x 11'3" (4.15m x 3.45m)

Having Upvc double glazed window to front

BATHROOM

8'8" x 5'10" (2.65m x 1.8m)

Three piece suite comprising of pedestal wash hand basin and panelled bath, obscured double glazed window to side, loft hatch

114 SHOP & WORKSHOP

22'3" x 13'1" (6.8m x 4m)

Via obscured door with 114a - flagstone tiling to floor leading to workshop, Upvc double glazed window to front, power and lighting connected, glazed and panelled door to workshop

WORKSHOP

20'11" max x 25'5" max (6.4m max x 7.75m max)

Brick and timber construction having two compartments with Upvc double glazed windows to both side and rear, workbench and power and lighting connected and inspection ramp, opening double doors to side and glazed door to rear court yard and storage compartment which is brick built with breeze block with window to side measuring 3.75m x 4.75m

116A FIRST FLOOR APARTMENT - ENTRANCE

Via metal rolled door and wrought iron stair case raising to first floor with double glazed door into Kitchen

KITCHEN

13'1" x 5'8" (4m x 1.75m)

Having a range of high and base level cupboard units with drawer space and work tops with tiled surrounds, appliance space to include plumbing for automatic washing machine and space for electric cooker point, wall mounted electric heater, laminated wood block style flooring, two Upvc double glazed windows rear, door to Lounge

LOUNGE

11'5" x 13'11" (3.5m x 4.25m)

Having Upvc double glazed window to front and wall mounted electric heater and door to Double Bedroom

DOUBLE BEDROOM

11'5" x 10'9" (3.5m x 3.3m)

Having Upvc double glazed windows to both front and rear, wall mounted electric heater, doors to Bathroom and airing cupboard housing hot water tank and shelving space and obscured double glazed window to front

BATHROOM

7'2" x 5'4" (2.2m x 1.65m)

Three piece suite comprising low level Wc, pedestal wash hand basin and twin grip panelled bath, loft hatch, obscure double glazed window to rear, wall mounted heater, laminated wood block style flooring

116 DOUBLE GARAGE & OFFICE SPACE

18'6" x 12'3" & (5.65m x 3.75m & 3.5m x 1.45m)

double Garage having metal up and over electric door, power and lighting connected, obscured double glazed window to front and storage cupboard and office space

COURT YARD PARKING

Side by side parking for two vehicles, leading to further gravelled parking for two vehicles



ESTATE AGENTS info@simonac.co.uk

INVESTMENT OPPORTUNITY

- Shop/showroom premise
- Good sized workshop
- **TWO** x 1 bed first floor flats
- Double garage
- Additional secured parking
- Office space and store.

QR Code here for property information

call to view 01536 418100

