



30A & 30B Sherwood Street, Warsop NG20 0JW

£4,000 Per Annum

Double fronted sales shop currently used as a hairdressing salon, but suitable for a wide variety of retail purposes.

- Sales Area 34.89sq.m. (376sq.ft.)
- On street parking

LOCATION

The property is situated on the south side of Sherwood Street between Clumber Street in the south and Woodland Grove to the north.

Sherwood Street is the B6035 leading to the A60 Nottingham - Worksop road in the west, and the A6075 Mansfield Woodhouse - Ollerton road to the south east.

Warsop is a thriving town serving a population of approximately 12,000 and provides a wide range of local shops, junior and secondary schools and has regular bus services to Mansfield and Worksop which are some 5 and 9 miles away respectively.

The town has good road access to Junctions 29, 29A and 30 of the M1 Motorway and to the A1 trunk road to the north-east.

DESCRIPTION

The property comprises of two inter-connecting shops with two entrances, two display windows, one of which has an external security shutter. The shops are of brick and flat roofed construction and have a small yard with two external WC's.

The shop has latterly been used by a hairdresser but is suitable for a wide variety of purposes.

The subject property is adjacent to Deans Carpets, Identity Hair Salon, opposite to Stuart Michael Hairdressers and close to the former Hub Business Centre

ACCOMMODATION

The accommodation consists of:

SALES AREA 1 14'11" x 12'6" (4.55m x 3.82m)

With sales display window and display shelf, spotlights, laminated floor, door to rear. Access to sales area 2.

SALES AREA 2 14'11" x 12'7" (4.56m x 3.84m)

With display window and display shelf, external security shutter, partition forming kitchen area with stainless steel sink unit, base unit below, built in cupboard. Door to outside.

OUTSIDE

Rear yard with two brick and concrete WC's, one with a high level WC and the other with a low level WC and wash hand basin.

There is a passage to the right hand side of 30A Sherwood Street

SUMMARY OF FLOOR AREAS

I calculate the total floor area to be 34.89sq.m. (376sq.ft.)

RATING

Local Authority: Mansfield District Council

From our inspection of the rating list on the internet we understand that the property has a rateable value on the 2017 rating list of £3,350. Small business rate relief may be available and the property may be exempt from the payment of rates.

SERVICES

Mains water, electricity and drainage are connected to the property but no tests have been undertaken on any of these installations.

LEASE

The premises are available to let on a lease for a term to be agreed at a rental of £4,000 per annum.

VIEWING

By appointment with the agent.

DISCLAIMER

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

