

FOR SALE



**REAR OF 171 GATEFORD ROAD, WORKSOP,
NOTTINGHAMSHIRE, S80 1UQ**

- Trade counter premises of 6,428 Sq Ft GIA
- Development opportunity with full planning
- Planning for 5 terraced houses & 1 bungalow
- 0.42 acre site
- Suit owner occupiers / investors / developers

FOR SALE – TOWN CENTRE PREMISES WITH FULL PLANNING

Property Summary

Large town centre warehouse building sitting on a 0.42 acre site, currently used as a trade counter, with full planning for conversion to 5 houses & 1 bungalow

- Suit owner occupiers for existing trade counter, storage and office uses
- Excellent development and conversion potential – full planning for residential development for 6 dwellings
- Town centre location with excellent road access
- Close to Wickes, B&Q, Screwfix, Halfords & Topps Tiles
- Ideal for investors, developers or owner occupiers
- Existing business unaffected – sale due to relocation.
- Inviting unconditional offers over £300,000



Contact

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Location

The property situated just off the popular Gateford Road, close to the junction of Sandy Lane (A60).

The property is well connected to the A57, which links to both the A1 and M1 motorways within a short drive time.

Worksop is a town in the Bassetlaw District of North Nottinghamshire. It has a population of approximately 42,000 persons and a retail catchment of in excess of 110,000. Sheffield, Nottingham, Doncaster and Retford are within easy reach as due to the road connectivity Worksop offers.

Gateford Road is a popular thoroughfare in and our of the town centre, with a number of retail parks and trading estates within the vicinity. Nearby occupiers include Screwfix, Wickes, Aldi, B&Q, Halfords, Spinks Plumbing & Heating, Stoneacre, Currys & Pets at Home.



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whattthreeords: [///rope.ever.jumps](http://rope.ever.jumps)

Description

Trade counter premises suitable for a range of uses including redevelopment, industrial, office and storage uses.

Traditional brick construction over basement, ground and first floor levels, with a large car park / yard area.

Planning

The property benefits from FULL planning permission for the proposed conversion of the existing warehouse into 5 x 2 bed, two storey town houses, plus the erection of 1 bungalow. Ref: 22/00369/FUL.

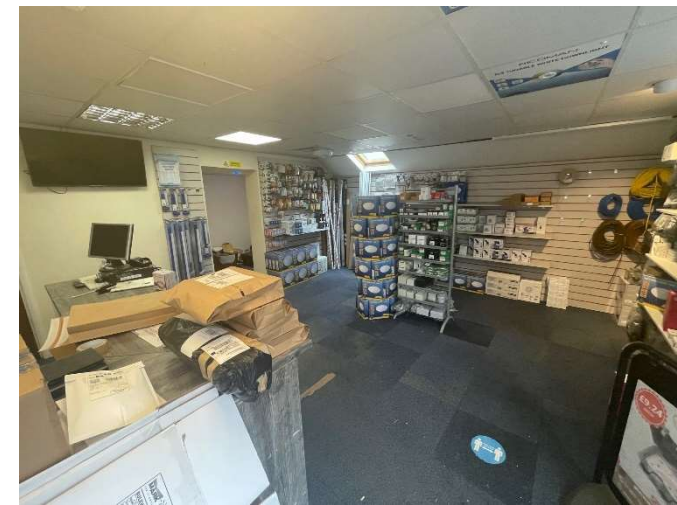
Plans are available upon request.

Accommodation

6,428 Sq Ft (GIA) on a 0.42 acre site.

Guide Price

We are inviting unconditional offers in excess of £300,000.



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Business Rates

Rateable Value: £10,250 from April 2023

EPC

To be confirmed.

Anti Money Laundering

Purchasers are required to comply with Anti Money Laundering Regulations.

VAT

Prices are quoted exclusive of but will be subject to VAT.

Viewings

By appointment with the Sole Agent.

Ben Flint

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