Owner occupation or investment

Substantial premises for sale with vacant possession

118.93m²
(1,947.03ft²)

- Currently occupied as two shops with extensive living accommodation above and to the rear
- Highly prominent roadside location in the centre of the village
- Estimated rental value after reconfiguration - £43,400 per annum
- For sale with vacant possession
- VAT exempt
- Offers in the region of £350,000

FOR SALE

Location | Gallery | Contact

FHP
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Location

The subject property is located in the well-known village of Blidworth, which lies approximately 5 miles to the east of Mansfield and has good connectivity with the A617 to the north and A60 to the west, providing access to Mansfield and Nottingham to the south. The M1 lies to the south-west of Mansfield with access to Blidworth via the A60, approximately 10 miles away.

The main shopping facilities for Blidworth are centred on Mansfield Road.

This property occupies a highly prominent location, just north of the village centre adjacent to a doctor's surgery.

The Property

The property comprises a substantial detached building, the original part of which we are informed was built in 1902 and subsequently extended in 1952 or thereabouts.

It comprises of one building currently occupied as two shops with a large entrance/storage area to the flat which could be used as a third shop subject to planning with living accommodation above and to the rear. All parts are currently intercommunicating. These premises have been well fitted out.

The property benefits from an enclosed forecourt currently used for external display purposes. The property also has the benefit of a small rear garden.

Accommodation

Description	m²	ft²
Blind shop	21.39	230.00
Middle shop	16.56	177.93
Key shop	21.42	230.57
Rear store to key shop	14.50	156.08
Total	**73.87**	**794.58**
Rear area	11.91	128.20
Kitchen	9.66	103.98
Lobby area	9.20	99.03
Sun lounge	10.87	117.00
Total	**41.64**	**448.21**
First floor living room	20.66	222.49
Bedroom 1	16.72	179.97
Bedroom 2	11.62	125.08
Back room	8.88	95.61
Bathroom	5.77	62.10
Separate WC/bathroom	1.76	18.94
Total	**65.42**	**704.24**
Grand Total	**180.93**	**1,947.03**

Owner Occupation/Investment

This property should be of interest to either owner occupiers or investors/developers.

Subject to various alterations being undertaken, it should be possible to extend the Blinds shop and the middle shop to the rear into the living accommodation, together with provision for separate toilets.

At the rear of this there is a conservatory/sun lounge which can be incorporated and used for storage purposes for one of the shops if so required.

A separate entrance would then need to be created for access to the first floor accommodation which consists of a substantial self-contained flat totalling 69.49m² (705 ft²). This will provide a spacious three-bedroom flat together with bathroom accommodation and first floor living room.

Potential Income

£43,400 per annum exclusive of rates.

Tenure

Freehold.

VAT

The property is VAT exempt.

EPC

Description	EPC	Expiry Date
No. 63 Shop & Premises	C/51	March 2036
Semi detached house	C/70	March 2036

Rating Assessment

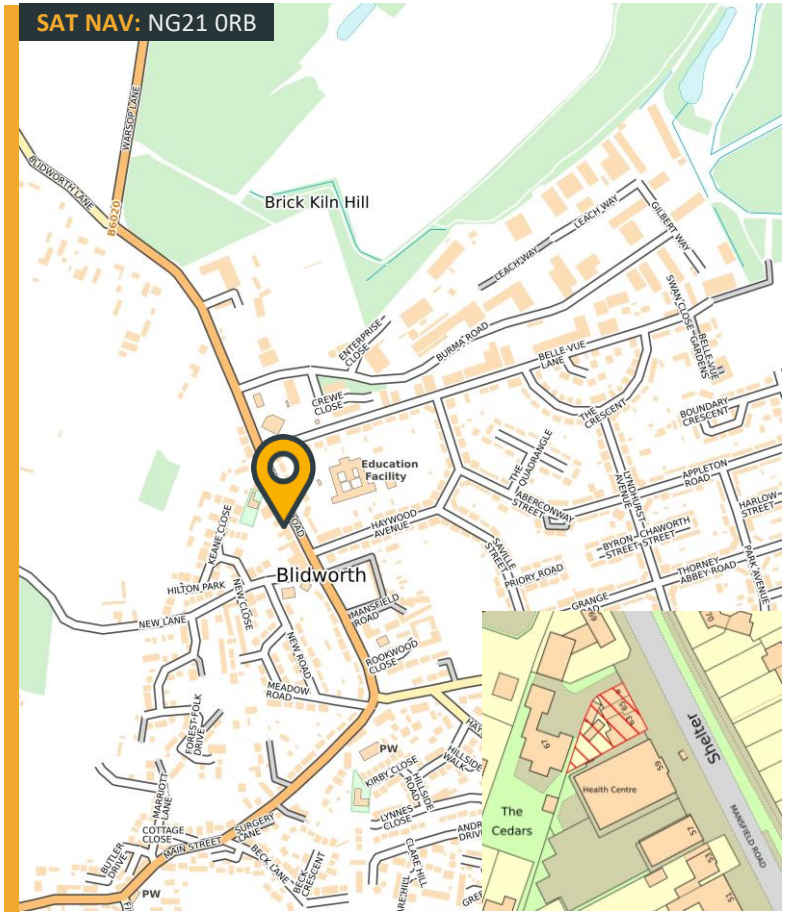
We understand from the Valuation Office Agency that the property is assessed as follows:

No. 63 Shop & Premises - Rateable Value: £3,950
Workshop & Premises - Rateable Value: £1,375

(This information is given for guidance purposes only. Prospective purchasers should make their own enquiries with the Local Authority).

Services

Gas, water and electricity are supplied to the property. The majority of the accommodation has the benefit of gas fired central heating.



Price

Offers for the freehold interest with vacant possession are invited in the region of:-

£350,000
(Three hundred and fifty thousand pounds)

Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each side to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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17/03/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.