



Retail in S80

Gateford Road, Worksop, Worksop,
Nottinghamshire, S80 1DY

£115,000 Starting Bid

Property features

- ✓ Option of converting the upstairs in to a dwelling (with correct
- ✓ Great business opportunity
- ✓ Outdoor space
- ✓ Parking to the rear
- ✓ Has CCTV, shutters and alarm for security

Description

For sale via secure sale online bidding - terms and conditions apply.

A "Cut Above the Rest" in a Prime Location

After approximately 40 years of successful operation under the same ownership, the iconic Capelli Hair Salon is now available for purchase with vacant possession.

This is a rare chance to acquire a substantial, well-established commercial property that offers both a turnkey business setup and significant redevelopment potential.

Property Overview

The building is designed for high-volume service and operational efficiency through a spacious and modern layout. The ground floor features a large, professional salon floor equipped with 13 styling stations, a dedicated reception desk, and a comfortable waiting area. The space is finished with durable tiled flooring and includes six backwash basins for seamless client turnover. Functional areas on this level include a ground-floor restroom, a heating system storage room, and a rear kitchen/storage area with access to a fire exit and cellar.

The first floor is accessed via an elegant wrought iron spiral staircase and provides extensive back-of-house facilities. This level includes a private office and a generous staff room complete with a kitchen, lockers, and ample space for a dining table. There is an additional storage room alongside another room featuring a fire exit and a full shower room. To ensure peace of mind for the new owner, the premises are fully secured with an alarm system, CCTV, and exterior shutters.

Development and Investment Potential

Beyond its current use as a premier salon, this property offers versatile options for a savvy investor. With the necessary planning permissions, the upper floor could be converted into a residential flat, adding significant value to the asset. Based on a starting bid of £130,000, the property is estimated to achieve a rental income of approximately £2,000 per month, representing an exceptional potential return on investment. The property also includes a low-maintenance, fully enclosed rear yard, providing private outdoor space and private parking.

Please note we have not inspected this property.

Price: Starting Bid £115,000

Property Type: Retail

Business Type: Hairdressers

Parking: None

Location

Situated on Gateford Road, in the market town of Worksop.

Accommodation

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Tenure

Freehold.

Rateable Value

Future rateable value (from 1 April 2026) £8,100

EPC

Rating D, full report available upon request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



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TBC<http://www.norfolkpropertyauctions.com>**

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