



39 High Street

Market Warsop, Mansfield, Nottinghamshire, NG20 0AB



Market Warsop



A high street with history — and headroom for growth

Warsop sits within the Mansfield submarket and serves a solid local catchment. The High Street setting gives you easy access to everyday trade while nearby countryside and villages widen the lifestyle appeal.

Local demand snapshot (catchment highlights):

- **Population:** c. **9,681** (1-mile), **12,717** (2-mile) — stable with modest growth forecasts.
- **Households:** **4,116** (1-mile) / **5,325** (2-mile); **median age** mid-40s.
- **Spending power:** **£111.8m** (1-mile) / **£142.9m** (2-mile) total consumer spend.
- **Median household income:** c. **£27k–£29k** across 1–5 miles.

This is a pragmatic, value-driven market where right-sized, well-presented operators perform and compact residential schemes are supported by everyday amenities.



The Opportunity

Some properties sell themselves on polish. This one sells itself on potential.

Set at the entrance to Warsop's one-way High Street, 39 High Street is a stripped-back, two-storey unit ready for a new chapter, whether that's a boutique, café, studio or tanning salon at street level, with existing consent to convert the first floor to residential, or a fuller commercial-to-residential play (subject to prior approval under Class MA). You bring the vision; this building brings the location, the footprint and the upside.

At-a-Glance

- Address: 39 High Street, Warsop, NG20 0AB
- Tenure: Freehold
- Status: Vacant; sold as seen
- Services: Mains electricity and water connected
- Planning: Consent in place to convert the first floor to residential; further Class MA potential for part/whole (subject to prior approval)

Accommodation (approx. GIA):

- Ground floor: ~426 sq ft (39.6 m²)
- First floor: ~544 sq ft (50.5 m²)
- Total: ~970 sq ft (90.1 m²)

EPC: E (125)







Current configuration

Two storeys, stripped back to shell, a straightforward refurb where your spend goes into finishes, branding and layout rather than undoing someone else's design.

Residential conversion

Wider Class MA potential to convert part or whole of the building to C3 (dwelling houses), subject to the prior approval process. See explainer opposite.

What is Class MA?

A permitted development right (in England) allowing change of use from Class E (commercial, business and service) to Class C3 (dwellinghouses), via a prior approval application to the local planning authority.

Applies to a wide range of Class E uses (shops, cafes, offices, gyms, clinics and more).

Agent's note:

Any conversion is subject to prior approval and/or planning where applicable. Buyers must satisfy themselves as to the site's suitability, any Article 4 directions, and compliance with building regs, natural light and amenity standards._

W3W

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Terms:

Freehold vacant possession

Business Rates:

Interested parties should enquire with the local authority

Viewing:

Strictly by appointment through The Commercial Property Experts.

For further details or to arrange a viewing, please contact us today.





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Steve Bell is a seasoned professional with 25 years of experience in selling property and businesses, having started his career in 2000. Throughout his journey, Steve has handled a diverse range of deals, from small-scale ventures like a sandwich van on an industrial estate to a large national chain of stores. As Managing Director of The Commercial Property Experts, Steve is committed to raising standards in the industry.



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