





## PROPERTY DESCRIPTION

!! Retail space !! This ground floor commercial property is offered for let with immediate occupation available and is found in a popular main road location. The accommodation comprises of: ground floor 'sales shop' previously used as a cafe and offering generous, open plan accommodation. There is fitted commercial kitchen with separate male and female toilet facilities. The incoming tenant will also have use of the lower ground floor storage cellars. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- End of terrace commercial unit
- Generous accommodation on offer
- Ground floor 'sales shop'
- First floor apartment
- Two double bedrooms to the first floor
- Modern dining kitchen
- Modern three piece bathroom suite
- Offering scope for conversion
- EPC - D





## ROOM DESCRIPTIONS

### Ground Floor - 'Sales Shop'

#### Shop Front

with entrance vestibule and having previously been used as a cafe's dining room. Generous in size and currently having commercial kitchen fittings.

#### Commercial Kitchen

having a range of fitted units and being open plan with the commercial space.

#### Cellar

The incoming tenant will also have use of the lower ground floor storage cellars.

#### W/C

The property boasts separate male and female toilet facilities.

### Rateable Value

#### Information

Valuation

Future rateable value (from 1 April 2026)

£8,800

There is a considerable amount of fixtures in place, that the landlord is looking at a sum of £4000 for.

