

## COMMERCIAL PREMISES



**46 - 48 HIGH STREET EPWORTH, DN9 1EP, £259,950**

With vacant possession Keith Clough Estate Agents are delighted to offer to the market a commercial premises, situated in a prime location on the high street in the Historical market town of Epworth. Having previously used as office/financial this property can easily be adapted for a variety of other uses. Comprising of an entrance hallway and room on the ground floor, two rooms, kitchen and bathroom on the first floor and a further two rooms on the second floor. Gas fired central heating. Viewing is essential to appreciate this exciting opportunity. Contact agents for internal inspection.

**HALLWAY:** Front entrance door leading into the hallway. Radiator. Rear entrance door and staircase leading to split landings and rooms.

**ROOM 1: 22' 1" x 14' 0" (6.738m x 4.289m)** Double aspect windows. Loft access. Ceiling spotlights. Radiator



**ROOM 3: 13' 1" x 11' 10" (4.004m x 3.627m)** Front facing window. Radiator.



**KITCHEN: 11' 9" x 10' 7" (3.602m x 3.247m)** Rear facing window. Fitted base and wall units with drawers. Worktop incorporating a stainless steel single bowl drainer sink. Provision for fridge. Wall mounted gas boiler. Radiator.



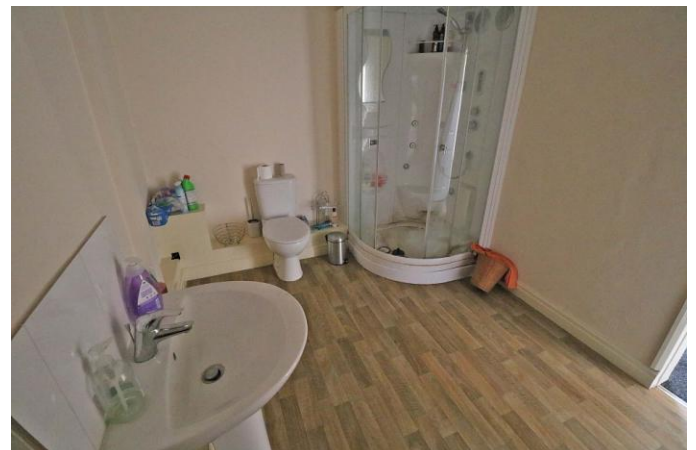
**FIRST FLOOR LANDING:**



**ROOM 2: 15' 2" x 13' 1" (4.645m x 4.004m)** Front facing window. Telephone points. Radiator.



**BATHROOM: 10' 5" x 8' 4" (3.191m x 2.552m)** Low level WC, pedestal hand basin and corner shower cubicle. Radiator.



**LANDING:** Staircase to 2nd floor. Velux window. Two further rooms.



#### **The Property Misdescriptions Act 1991**

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

#### **Misrepresentation**

Keith Clough give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers of tenants should not rely on them as statements or representations of fact, but they must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Keith Clough has authority to make or give representations or warranty in relation to the property.