Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from sind photographs are not information to the the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless surveyor. As property, and check its availability.

6'11" x 5'11" (2.12 x 1.81) Bathroom (2.20 x 3.28) (2.20 x 3.28) Bedroom (27.8 × 77.8) "2'21 × "4'21 Bedroom 12'3" x 16'4" (3.75 x 4.99) Fonuge (87.4 x 97.2) "8'21 x "1'9 Diner (3.01 x 10.9) "8'01 x "01'9 Kitchen 4'3" x 5'3" (1.30 x 1.62) Hallway (61.1 x 41.2) "9'8 x "0'7 горру 10'8" x 12'1" (3.26 x 3.70) Kitchen - Chip Shop (26.4 x 26.2) "1'81 x "2'91 Chip Shop





- Freehold for sale A5 shop premises
 & 2 bedroom maisonette
- Current lease and tenant in place until 2041 (£16,000 per annum)
- Traditional Chip Shop great local business
- Large two bed maisonette
- Garage & parking at the rear
- Views over playing fields at the front
- Fitted kitchen & dining room
- Two bedrooms, lounge & bathroom
- Chip Shop frontage, kitchen/prep room
- Brilliant long term investment opportunity

PROPERTY TYPE Commercial

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND







We are pleased to offer for sale the freehold of this shop and maisonette.

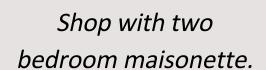
A5 use for the chip shop, currently leased until 2041, at a rent of £16,000 per annum - under the lease the tenant is liable for all repairs. There is a rent review every five years.

This is a brilliant investment opportunity.

The current tenant pays £1800 per annum for council tax which combines both residential and business.











the location

Extremely well located in a rank of shops, easily accessible for the local residents with public parking nearby.

just a thought...

Looking for an investment - this could be the one for you!