



MAY WHETTER & GROSE



**UNIT 1 CEDAR BARN, EDDYSTONE ROAD, WADEBRIDGE, PL27 7AL
ASKING PRICE £20,000**

A RARE OPPORTUNITY TO PURCHASE THE ONGOING LEASE OF THIS FABULOUS SWEET SHOP LOCATED WITHIN THE HEART OF WADEBRIDGE AMONGST A COMPLEX OF CONTEMPORARY RETAIL UNITS.


THE PROPERTY CONSISTS OF FRONT RETAIL AREA WITH BESPOKE HANDMADE COUNTERS, SHELVING ETC. THE REAR HOUSING A KITCHENETTE/OFFICE AND WC.

THE BUSINESS IS BEING SOLD AS A GOING CONCERN WITH ALL ITEMS AND STOCK INCLUDED, SO REALLY IS A TURN A KEY AND START TRADING OPPORTUNITY.

FURTHER INFORMATION AVAILABLE ON REQUEST.

EPC - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	