



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 CO2 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 CO2 emissions		
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