





## **Accommodation**

INVESTMENT OPPORTUNITY, GOOD SIZE SHOP PREMISES AND SELF CONTAINED ONE BEDROOM APARTMENT.

A centrally located investment opportunity, consisting of a spacious ground floor retail unit and self contained one bedroom apartment, with private access. The historic building is full of charm and character, with numerous period features, including lovely exposed beams and feature exposed brickwork. The ground floor was previously two shops units and there is no doubt the potential for these to be split once more, subject to any necessary listed building consents.

The building has been home to a successful business for many years and the property has only come to market, due to relocation. The self contained apartment has also been used to serve the business, but with a few small changes, it could once again be used as owner accommodation or let out, as a further income stream. The sale is to include the freehold of the Grade II Listed building.

The shop consists of the main shop area with window frontage to the street and rear access door, plus a further room and a WC and rear store/kitchen area beyond, with access door from the rear courtyard. The apartment offers its own private entrance on the ground floor, leading to a spacious entrance hall, with stairs rising to the first floor and landing area. There is an open plan living area, bedroom and WC, which previously housed a shower cubicle.

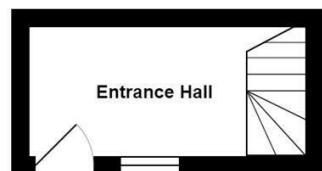
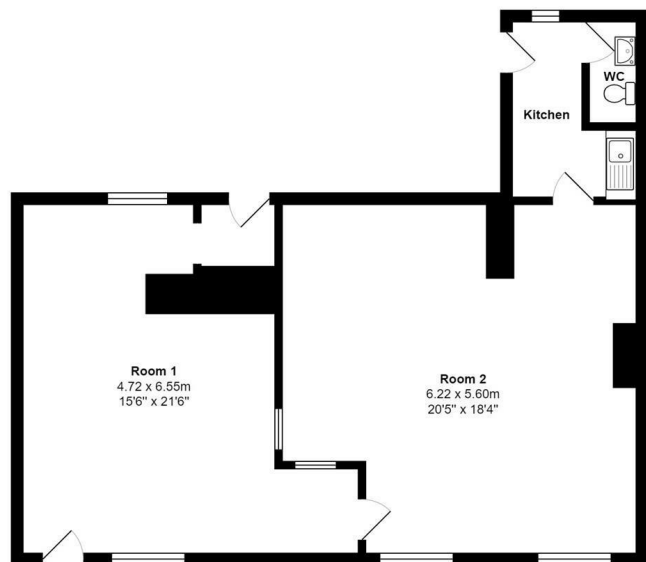
The retail unit is currently empty, but with its central location, high footfall and window frontage to the street, the premises are sure to prove desirable. The apartment would also prove an ideal buy to let, helping to attract a strong overall gross yield.

An exciting opportunity for an investor, with lots of scope and potential. The site would also be sure to suit a purchaser who wishes to run a business and have accommodation as well.

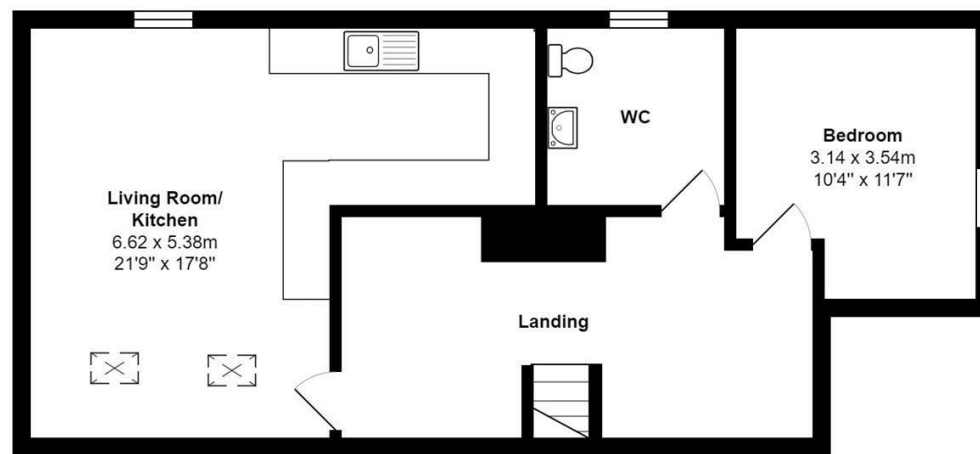




# Floorplan



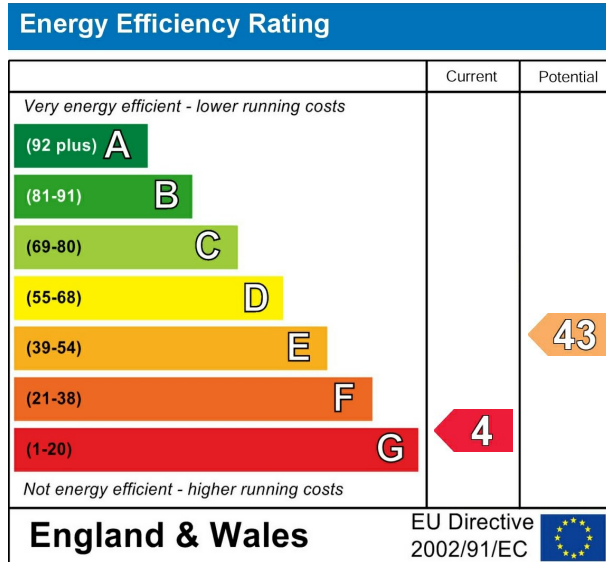
Ground Floor



First Floor



EPC



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**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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