





Tenure: Freehold

An exceptional opportunity to acquire a spacious commercial property, currently operating as a holistic health centre. Ideally located, this versatile building offers significant potential for a range of commercial uses, catering to discerning buyers seeking flexibility and growth. The premises will be sold with vacant possession, free of any commercial contractual ties, allowing for a seamless and unrestricted transition.

The property benefits from connections to mains water, drainage, and electricity, ensuring convenience for a variety of business needs. Additionally, there are currently no business rates due on the operation, offering a cost-effective option for the new owner.

This adaptable space is ideal for a wellness clinic, professional offices, or retail establishment, offering the perfect blank canvas to suit a wide array of business ventures.

A rare find, offering outstanding commercial potential in a sought-after location.



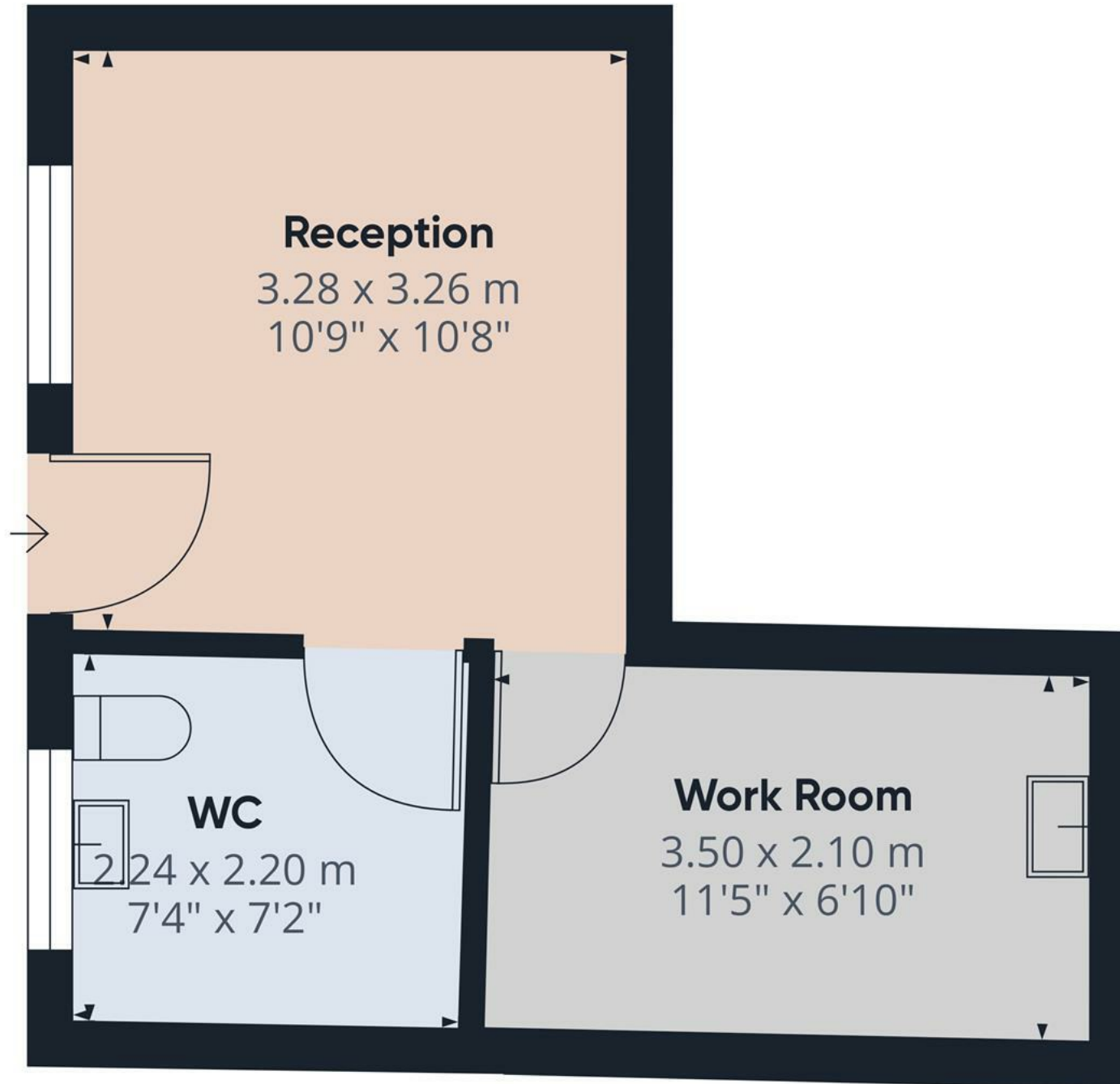


ABODE  
SALES & LETTINGS





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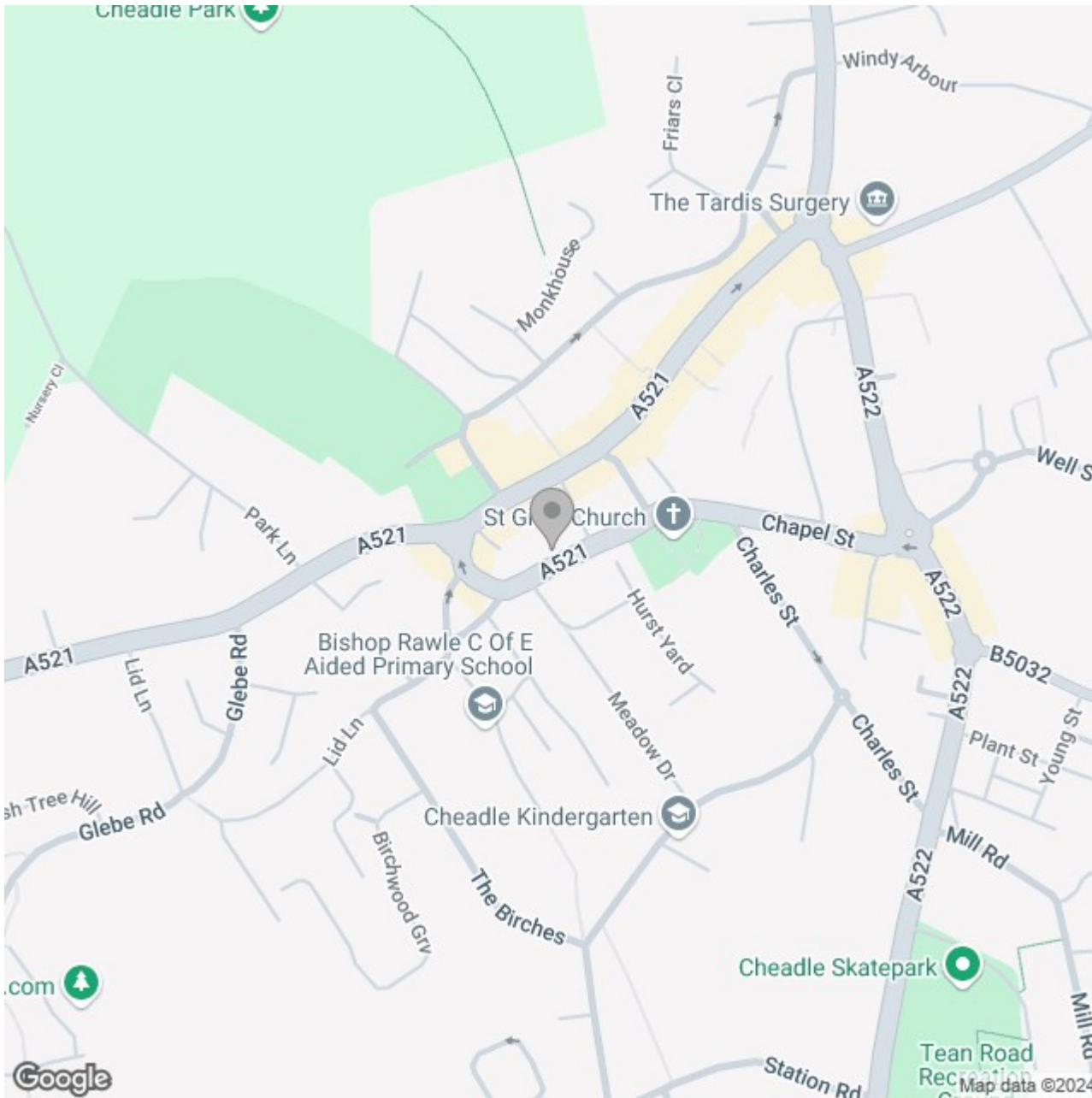
**Approximate total area<sup>(1)</sup>**  
23.02 m<sup>2</sup>  
247.79 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	