



51-51a High Street

Eye PE6 7UX

Offers in the region of £475,000



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Commercial property sold with two sitting tenants with long leases- on High Street, Eye- a popular area and positioned on a busy road on the outskirts of Peterborough.

The property comprises of;

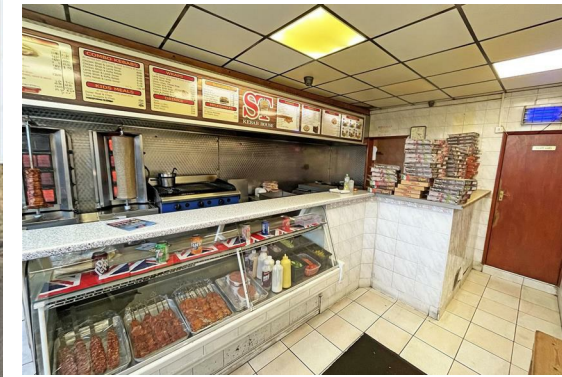
Barber Shop- main barber shop, kitchenette, cloakroom, two storage rooms and a store cupboard.

Kebab Shop- main serving area, store/inner lobby and a fully fitted industrial kitchen with rear access and outside cold store.

Apartment Above- stairwell/store, landing, lounge/bedroom one, kitchen/diner, two further double bedrooms and a large bathroom.

The property benefits from rear access for parking and is offered with No Forwarding Chain. For any access, viewing or lease information needed- please call to discuss.

Tenure: Freehold





BARBER SHOP

Main Area
23'10 max x 17'09 (7.26m max x 5.41m)

Kitchenette
5'10 x 4'09 (1.78m x 1.45m)

Cloakroom

Storeroom One
13'06 max x 9'09 max (4.11m max x 2.97m max)

Storeroom Two
13'04 x 9'09 (4.06m x 2.97m)

Store

KEBAB SHOP

Serving Area
17'07 x 12'10 (5.36m x 3.91m)

Inner Lobby/Store
12'09 x 6'10 (3.89m x 2.08m)

Kitchen Area
15'11 x 8'11 (4.85m x 2.72m)

Outside Cold Store

APARTMENT

Stairwell/Store
10'02 x 8'02 (3.10m x 2.49m)

Landing

Kitchen/Diner
12'10 x 11'08 (3.91m x 3.56m)

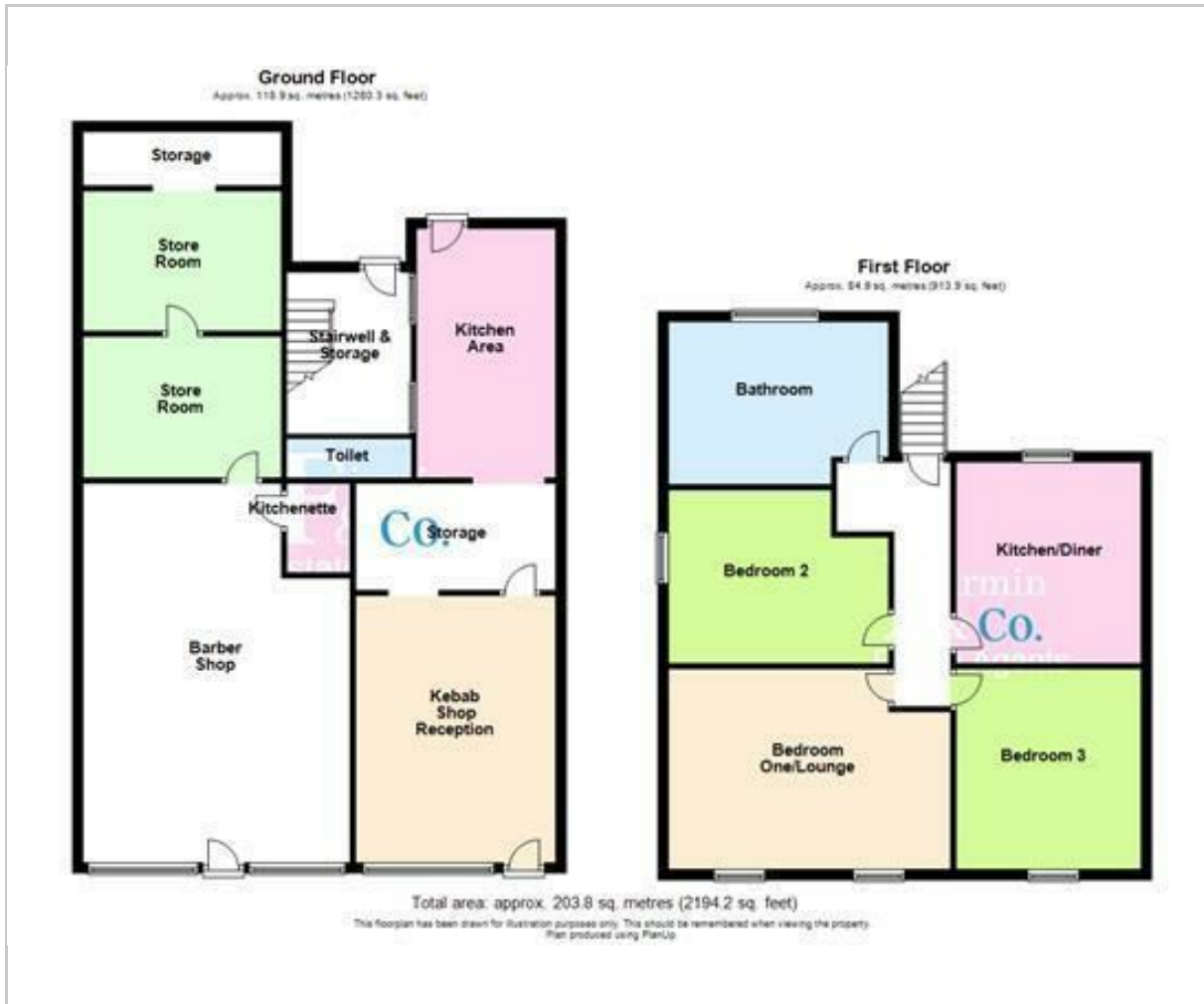
Lounge/Bedroom One
18'01 max x 12'10 max (5.51m max x 3.91m max)

Bedroom Two
13'01 x 12'11 (3.99m x 3.94m)

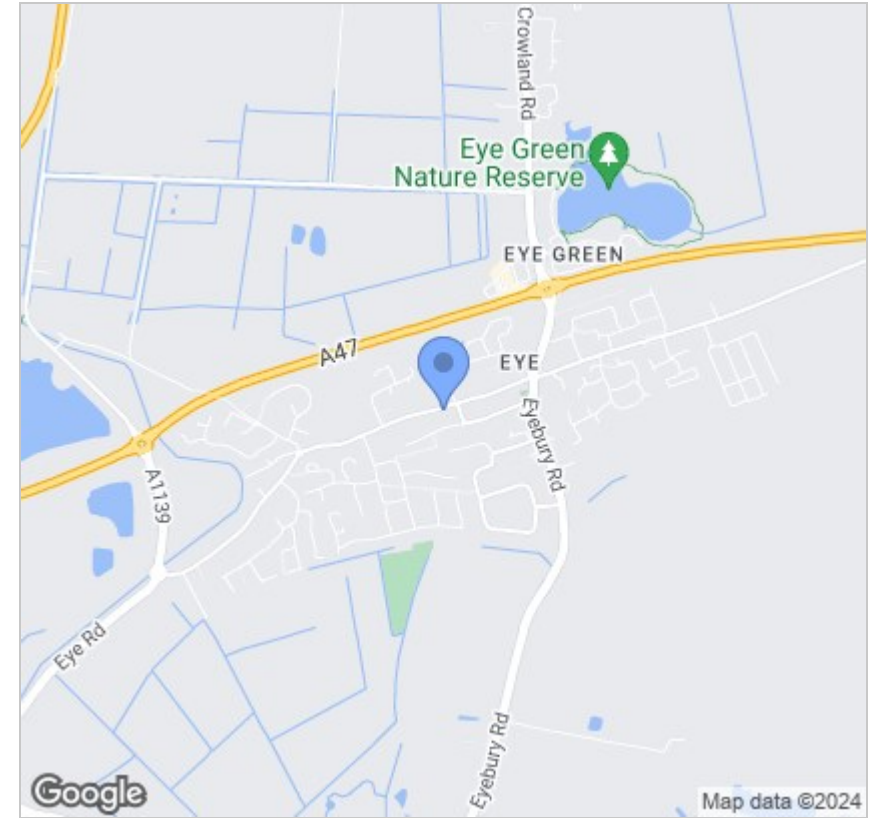
Bedroom Three
11'08 max x 10'05 max (3.56m max x 3.18m max)

Bathroom
13'06 x 9'11 (4.11m x 3.02m)

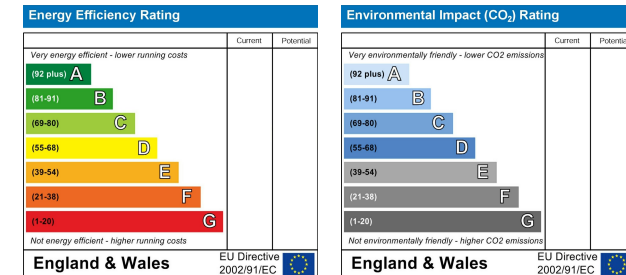
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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