



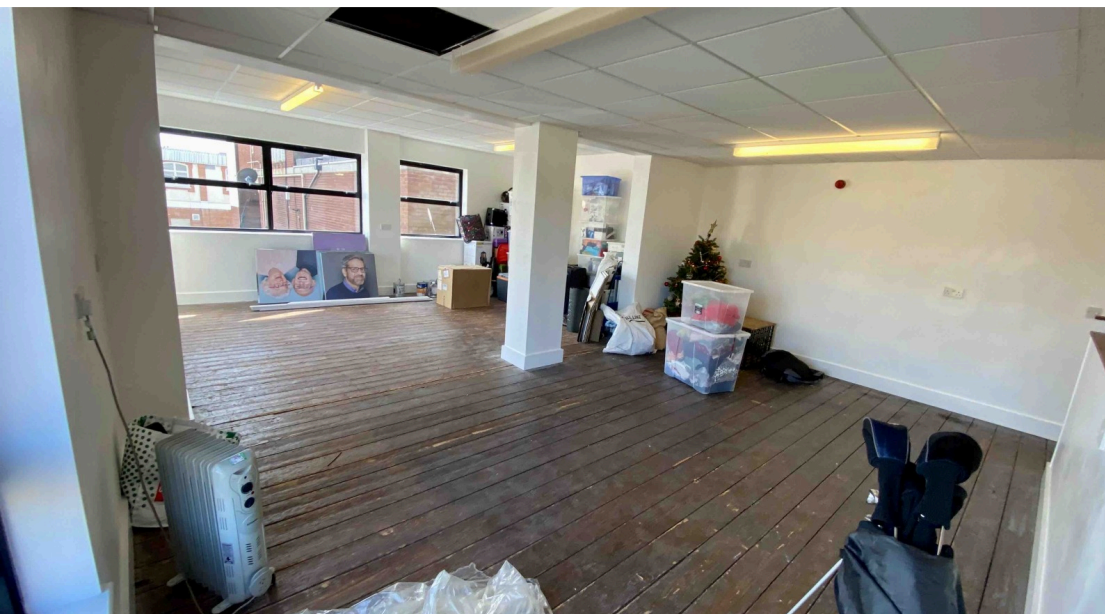
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Bedroom



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Bathroom



Two storey open plan detached commercial unit, Total accommodation approx 106m². Recently refurbished building with option to operate as office, retail, or workshop. Parking for two vehicles, store front entry with additional separate entrance. Located in service road behind Tesco Express and Specsavers. New lease with flexible terms and rent of £12,000 pa.

Ground Floor *9.06m x 5.91m (29' 9" x 19' 5") at widest*

Partially glazed timber entrance doors, with security roller shutter to front aspect, window to front aspect, windows to side aspect, under stairs storage cupboard, cloakroom with hand wash basin and WC. Doorway leading to Lobby with door to external front aspect and stairs to:

First Floor *9.06m x 5.91m (29' 9" x 19' 5") at widest*

Windows to front aspect and side aspect, exposed wooden flooring, suspended ceiling with strip lighting. Roof has been recently replaced and the complete building is as new.

