



## **Commercial Opportunity in Central Cranbrook** £350,000

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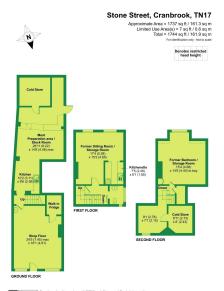


Located in central Cranbrook, Andersons and Sons Butchers is a Grade II listed commercial property with significant potential. The ground floor boasts shop facilities with front and rear access, previously operating as a thriving butcher shop. With its prime location, the property enjoys high visibility and foot traffic, surrounded by local amenities and eateries.

Beyond the ground floor, the top two floors offer opportunities for conversion into a self-contained apartment, adding to the property's versatility. With 4 rooms which could be converted into three bedrooms, living/dining space and kitchen. With its historic charm and strategic location, Andersons and Sons Butchers presents a promising investment opportunity in the heart of Cranbrook's vibrant community.







Certified Property Nesserver Procession Property Measurement Standards (PMS2 Residentia). Onthecom 2024. Procession Property Measurement Standards (PMS2 Residentia). Onthecom 2024.

- COMMERICAL PROPERTY GRADE II LISTED WITH POTENTIAL
- POSITIONED IN CENTRAL FRONT AND REAR ACCESS CRANBROOK
- SHOP FACILITIES
- EPC RATING E

- SET OVER THREE FLOORS
- BUSINESS VALUE RATES £13,500 2023-2024



