

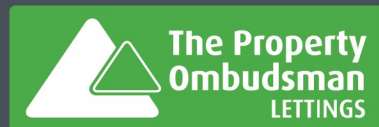


Bell Hill, NN14 6ET

- Zone A & B Retail Shop & Premises
- Three Story
- Town Central
- Totalling Approx 53 sq.m (570 sq.ft)

PRICE
£750
PCM

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE ** Totalling Approx c. 53 sq.m (570 sq.ft) Zone A & B Stone fronted retail shop premises with two storey storage/accommodation above forming part of the Historic Conservation area of the Town and part of the busy shopping centre. Entrance into open plan shop/retail area (22.2 sq.m/239 sq.ft). Stairway to first floor with two areas plus toilet (9.3 sq.m/100 sq.ft). Stairway to top floor open plan area (17.2 sq.m/185 sq.ft). Rateable value on record (1 April 2017 to as at 3 August 2022) £2,275

FRONT GROUND FLOOR SHOP AREA

22'6" x 9'4" min widening to 10'9" (6.88m x 2.87m min widening to 3.29m)

Tiled floor area with door to Kitchenette area 1, window to front

KITCHENETTE AREA 1

10'4" x 6'6" (3.16m x 2m)

Having sink unit, double cupboard, fire door and stairway raising to first floor

FIRST FLOOR AREA 1

10'8" x 10'8" (3.26m x 3.27m)

Measurement incorporating stair way, door to Inner Hall

INNER HALL

Having stairs raising to second floor and door to Kitchen Area 2

KITCHEN AREA 2

10'6" x 10'7" min (3.21m x 3.24m min)

Offering a basic range of cupboard units, work tops and sink areas, further door to Lobby,

LOBBY

Having additional door to Cloakroom/Wc

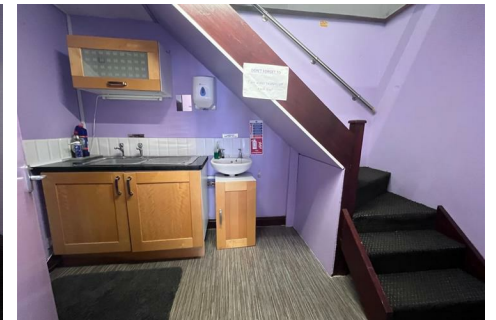
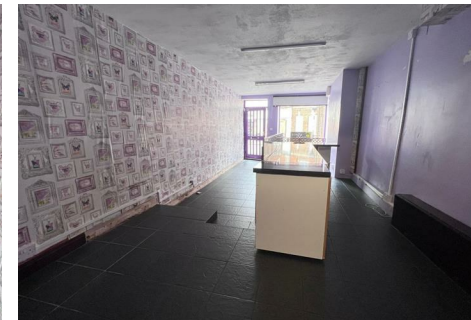
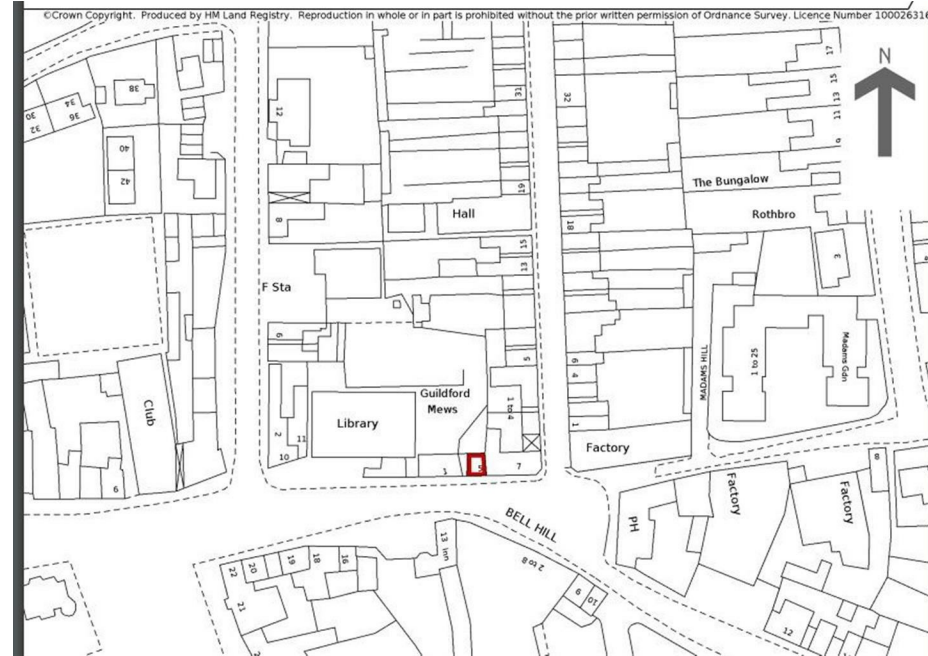
CLOAKROOM/WC

With window to front, Wc and wash hand basin with Triton electric heater for water

SECOND FLOOR

17'3" x 13'1" (5.26m x 4m)

Measurement incorporating stair way, double glazed window to front, half dormer ceiling



call to view 01536 418100

