



98-100 High Street Crowle DN17 4DR

£210,000

FREEHOLD

GROUND FLOOR COMMERCIAL PREMISES FOR SALE.

We are offering for sale as a whole two ground floor commercial premises, together with garage, brick built stores and car park area to the rear. There are 3 apartments to the first floor, which were sold in 2006 and are on a 999 year lease, no ground rents are payable to the freeholder. The two commercial units extend to approx 3050 sq ft. NO CHAIN.

EPC:



- 98-100 High Street • Two ground floor commercial units for sale extending to approx 3050 sq ft • Prime High Street position

RETAIL UNIT 1 - 98 High Street

Extending as a whole to approx 2050 sq ft.

Retail Area

Shop front with double entrance doors, fronting the High Street.

Rear Entrance/office

L shaped. Rear door access.

Kitchenette

W.C.

Store Room

RETAIL UNIT 2 - 100 High Street

Extending as a whole to approx 1000 sq ft.

Front Retail Area

Shop front with double entrance doors, fronting the High Street.

Rear Retail Area

Kitchen

Built in storage cupboard

Store Room/Office

OUTSIDE

To the rear of the property there is vehicular access, leading from Fieldside, to a parking area. The 3 apartments above the commercial units are allowed to park one car each within the car park, however there are no designated spaces.

There is a garage with metal and up and over access door and two brick built stores, which are in a poor condition.

Additional Information

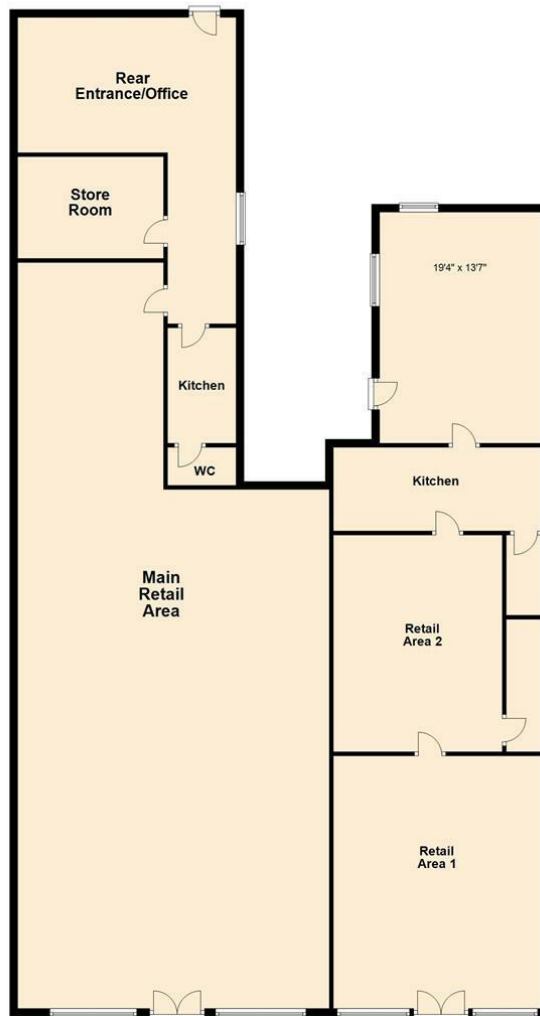
We have been advised that Insurance contributions are proportioned as follows; Shop 60% Flat 1 8% Flat 2 12% Flat 3 20% Any work repair/maintenance work done externally is also charged using the same proportions.



- In need of modernisation • Land and parking to the rear together with garage and brick built stores • Three flats to first floor which were sold in 2006 - No ground rents are payable • NO CHAIN • VIEWINGS STRICTLY VIA THE AGENTS



98-100 High Street



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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