



## **FOR SALE**

Available due to retirement

Deceptively large property in prime location, with rear access/private enclosed parking, shop frontage, over 1500sqft of space and a dry basement

Currently a successful pet shop, this high footfall location could be used for a variety of uses or developments (subject to planning)

Call for a viewing

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**Deceptively large property**

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**Shop frontage**

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**Rear vehicle access**

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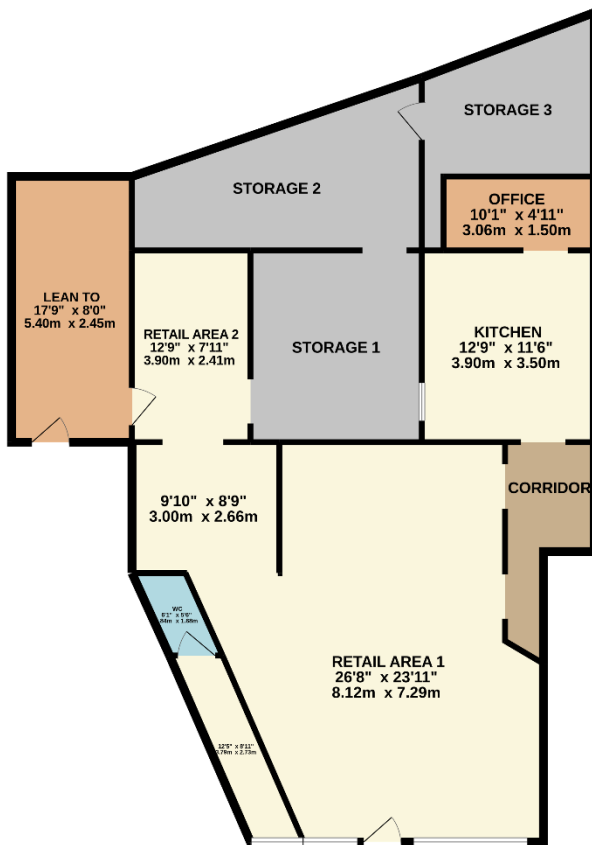
**Dry basement**

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**Variety of uses possible**

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GROUND FLOOR  
1539 sq.ft. (143.0 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**£90,000**

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If you wish to view the property or require any further information, please contact us by one of the following options:

Telephone: 01502 446000

E-mail: [info@steelandco.co.uk](mailto:info@steelandco.co.uk)

You can find us at:

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