

Great opportunity to purchase this corner freehold property consisting of a ground floor lock up shop unit and a beautifully furnished 1 bedroom duplex apartment. Just around the corner from the famous Bishy Road shopping parade where you can find fabulous independent shops, restaurants, pubs and coffee houses, it is also an easy walk to the train station and into city centre. The shop has a tenancy to a thriving local business with a fabulous reputation and is let on a 3 year lease. The apartment underwent major refurbishment within the last few years and both are provided in exceptional order providing a joint income in the region of £32,000 per annum. The lock up has a reception area along with a kitchen area, store and w.c. The apartment has it's own private entrance and provides spacious fully furnished accommodation consisting of hallway, lounge, large dining kitchen, double bedroom and shower room/w.c. An internal viewing is highly recommended.









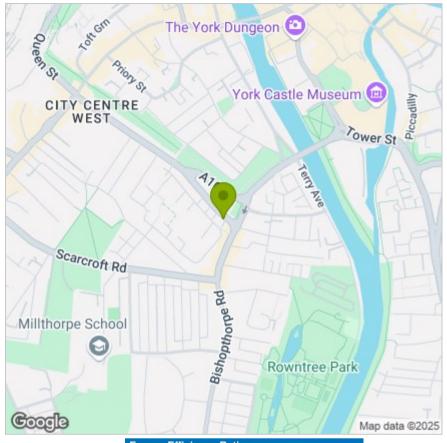




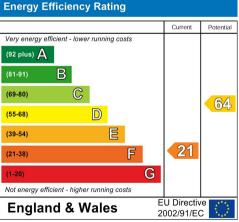


FLOOR PLAN Ground Floor 124 sq.ft. (11.5 sq.m.) approx. 1st Floor 410 sq.ft. (38.1 sq.m.) approx. 2nd Floor 223 sq.ft. (20.7 sq.m.) approx Entrance Hall TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx. Whilst every alterngh has been made be ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or me-stement. This pain is of influentive purpose only and should be used as such by any prospective parchaser. The exercise of influentive purposes only and should be used as such by any prospective parchaser. The exercise of influentive purposes only and should be used as such by any prospective parchaser. The exercise of influency of efficiency can be given. As to their operability or efficiency can be given.

LOCATION



EPC



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