



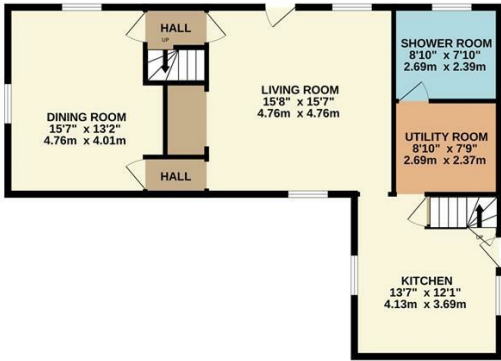
Commercial, Clay Cottage Cattery Southburgh Road, Cranworth, Thetford, Norfolk, IP25 7SG

Well-respected and highly profitable cattery, situated on a large countryside plot, including a stunning Grade II listed cottage, separate holiday cottage and abundance of beautifully maintained gardens.

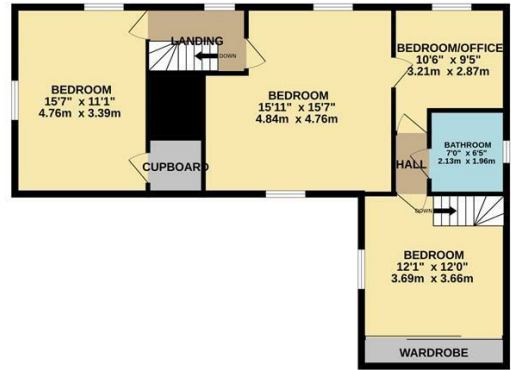
- Award winning, highly profitable and widely acclaimed Cattery.
- 5 star rating, excellent facilities and a strong client base.
- Large countryside plot with Grade II listed, 3/4 bedroom cottage, separate annexe/holiday cottage as well as the Cattery itself.
- Situated in the heart of the Norfolk countryside in a peaceful location.
- Easy access to Norwich city centre as well as surrounding counties.
- Perfect lifestyle business for those looking to relocate to the area.
- Potential to develop additional units on site or use solely as a residence.
- Accounts and other business information available upon request.

£1,100,000

GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 1708 sq.ft. (158.7 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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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		