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DAVID MARTIN
GROUP

The Street
Wickham Bishops, CM8 3NN

£295,000
EPC Rating 'TBC'

- Central Village Location
- Private Garden
- Garage And Workshop to Rear
- Ideal Investment Opportunity





Property Description

Current business not effected

David Martin Estate Agents are delighted to offer for sale this freehold retail unit, centrally located in the highly sought-after village of Wickham Bishops. The property is currently let on a 12-month lease, which, according to the vendor, generates an income of £15,000 per annum. The unit features a spacious shop front with office and store rooms to the rear, along with WC facilities. To the rear, there is a parking space, a detached garage measuring 18ft by 8ft 6in, and a workshop measuring 20ft by 17ft. Additionally, the property benefits from a private garden.



SHOP FRONT

21' x 17' (6.4m x 5.18m) With an additional 8'6ft x 8'2ft area.

OFFICE

9' 5" x 8' 6" (2.87m x 2.59m)

STORE ROOM

9' 5" x 9' 10" (2.87m x 3m)

STORE ROOM

13' x 10' (3.96m x 3.05m)

WC

Wash hand basin and low flush WC

GARAGE

18' x 8' 6" (5.49m x 2.59m) Double doors, power and light connected, access to workshop:

WORKSHOP

20' x 17' (6.1m x 5.18m) Power and light connected, window to rear and door connecting to garden.

GARDEN

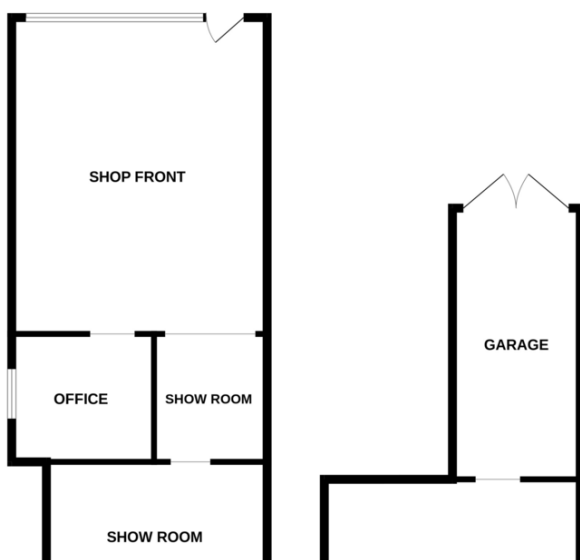
26' x 21' (7.92m x 6.4m) Enclosed by fencing.

AGENTS NOTE

The property is being offered with the Freehold and the vendor has advised us that the property is let for 12 months lease with an annual return of £15,000. The Freehold includes the lease for the flat above. We advise any buyers to confirm these details with their legal representative.

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements