



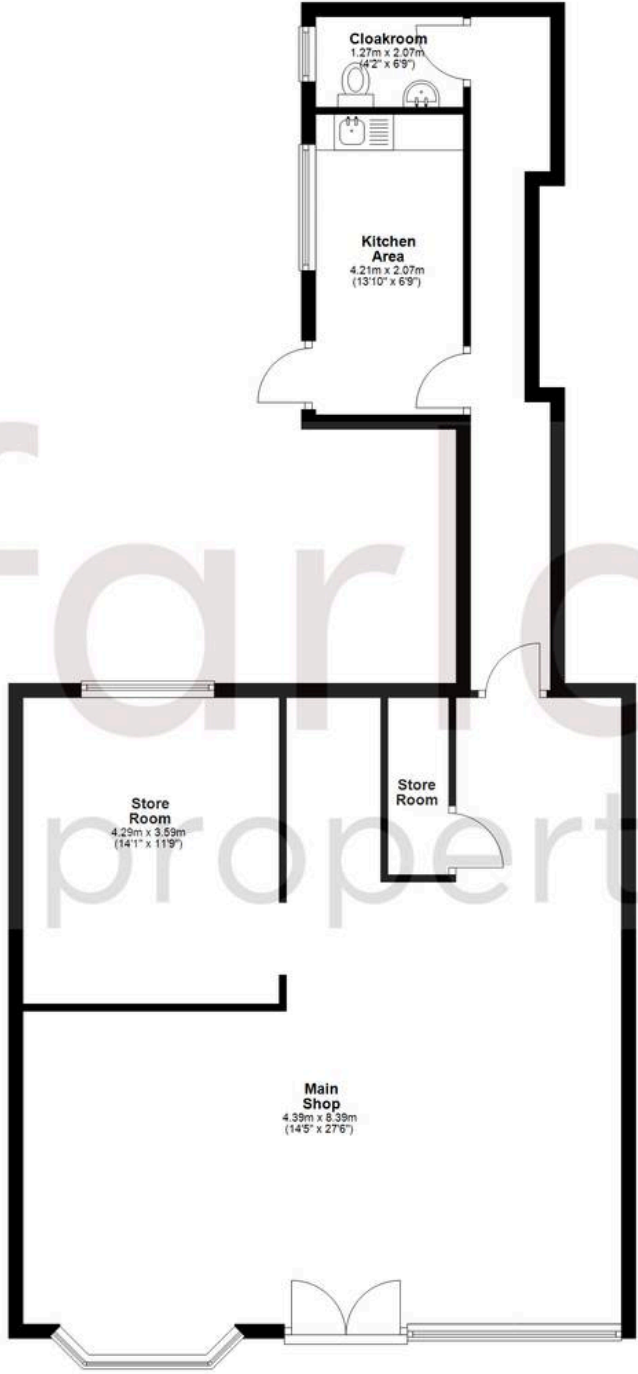
High Street, Cricklade – SN6 6AA
Wiltshire

Offers Over **£425,000**

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Ground Floor (Retail Premises)

Approx. 95.6 sq. metres (1029.5 sq. feet)



Total area: approx. 95.6 sq. metres (1029.5 sq. feet)

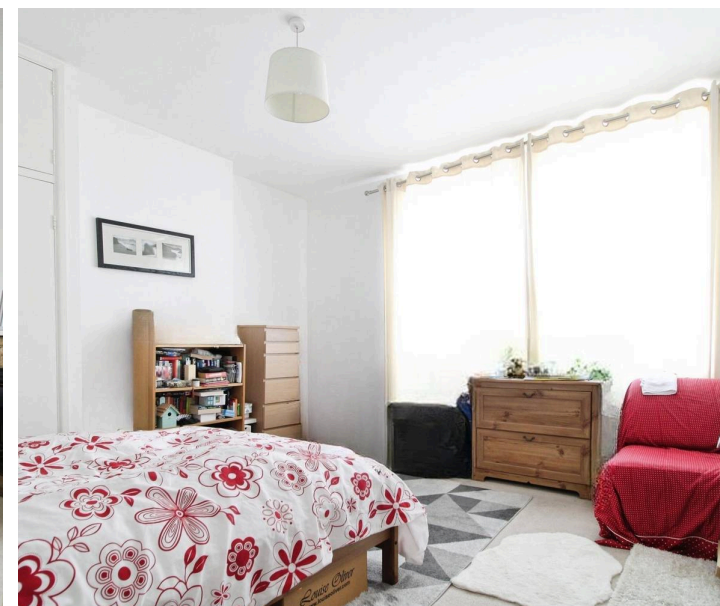
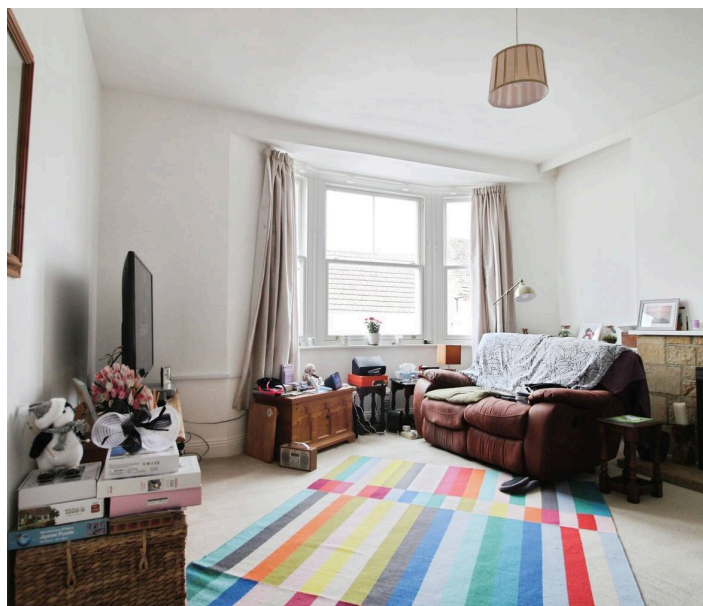
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

103A High Street

Cricklade, Wiltshire

- **** BUSINESS NOT AFFECTED ****
- Freehold Investment Opportunity
- Retail Premises (Tenant in Situ) Business Unaffected
- Two Bedroom Maisonette (Rear Access)
** Approx. 950 Sq Ft** Tenant in Situ
(Current Rental of £940 PCM)
- Rose Cottage Potential Rental PCM £1100
- Rear Gardens and ONE Parking Space.
- FREEHOLD Investment Details on Request
- For Sale as a WHOLE

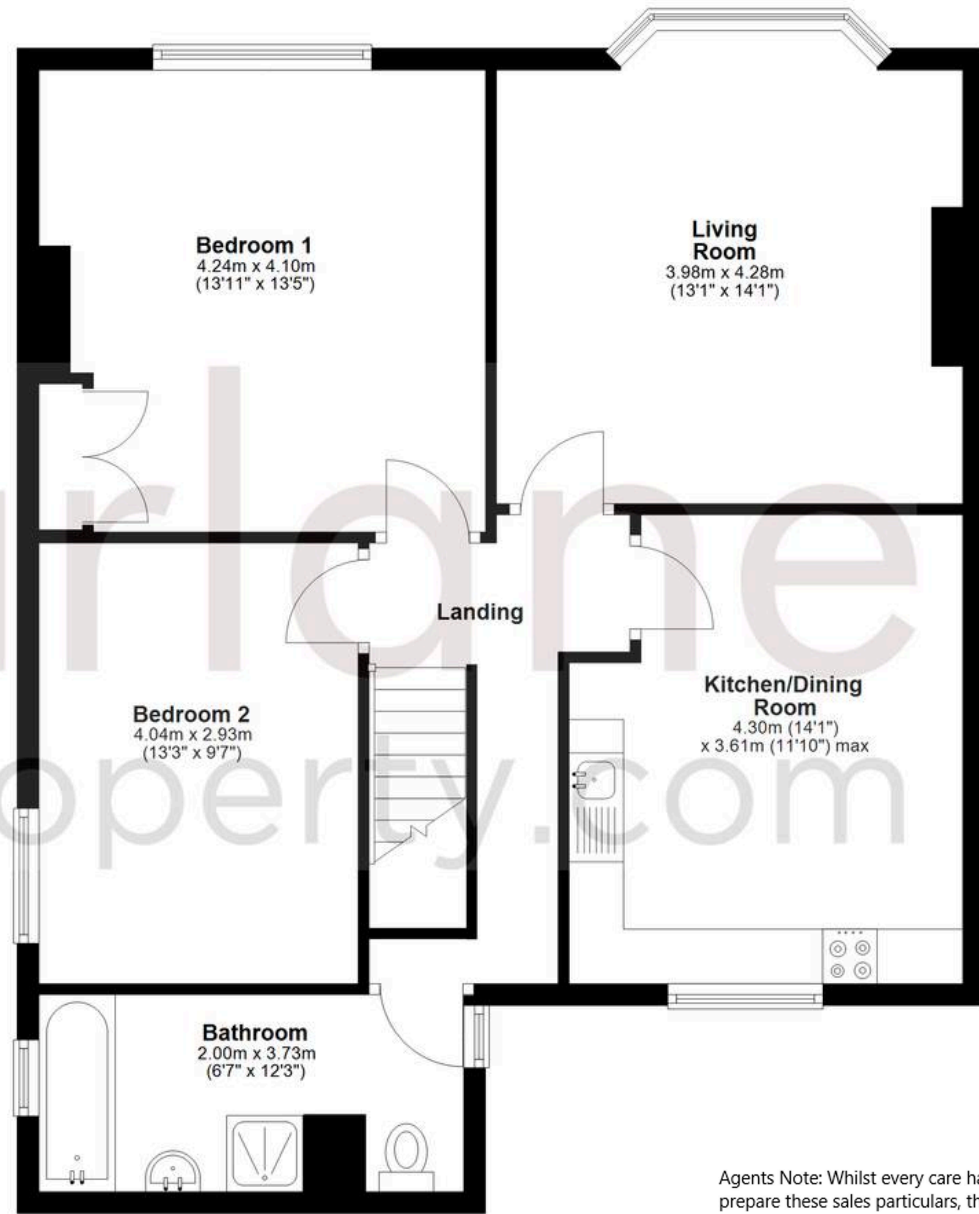
103A High Street: Ground Floor Entrance Hallway, Lobby / Utility Area, First Floor Landing with Kitchen Dining Room, Living Room, Two DOUBLE BEDROOMS and Family Bathroom (Approximately 900 Sq Ft.) Sitting Tenant.



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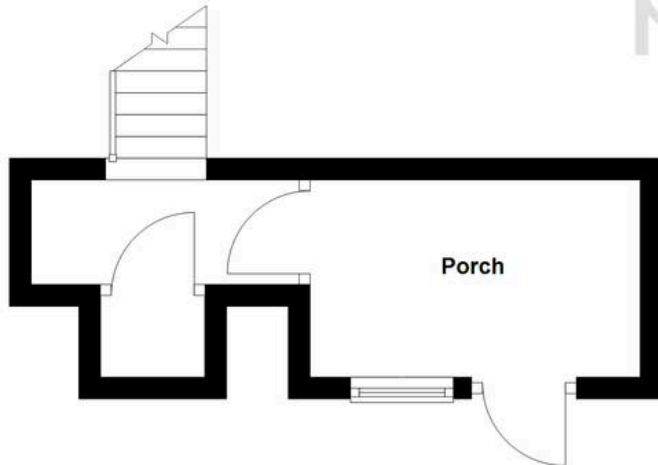
First Floor (103A Flat)

Approx. 79.3 sq. metres (853.1 sq. feet)



Ground Floor (103A Flat)

Approx. 8.8 sq. metres (94.2 sq. feet)



Total area: approx. 88.0 sq. metres (947.3 sq. feet)

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Rose Cottage

Cricklade, Wiltshire

- **** BUSINESS NOT AFFECTED ****
- Freehold Investment Opportunity
- Retail Premises (Tenant in Situ) Business Unaffected
- Two Bedroom Maisonette (Rear Access)
** Approx. 950 Sq Ft** Tenant in Situ
(Current Rental of £940 PCM)
- Rose Cottage Potential Rental PCM £1100
- Rear Gardens and ONE Parking Space.
- FREEHOLD Investment Details on Request
- For Sale as a WHOLE

Rose Cottage (Over Three Floors): One / Two Bedroom Period Coach House
Comprising Kitchen / Dining Room, Living Room, Bedroom One Family Bathroom
PLUS Attic Room / Bedroom
(Approximately 600+ Sq Ft.) Currently Vacant.

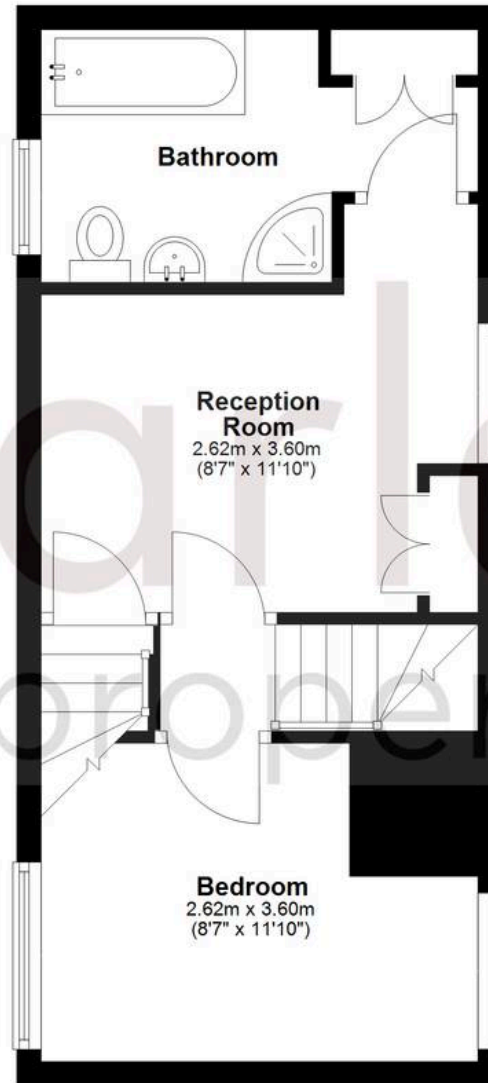
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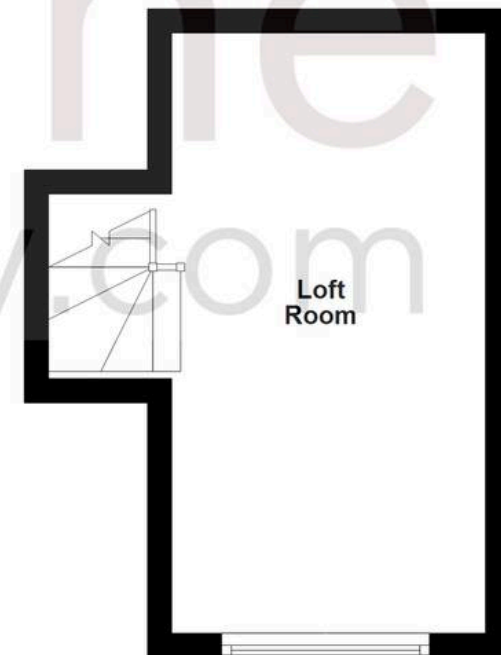
First Floor Rose Cottage

Approx. 30.6 sq. metres (329.4 sq. feet)



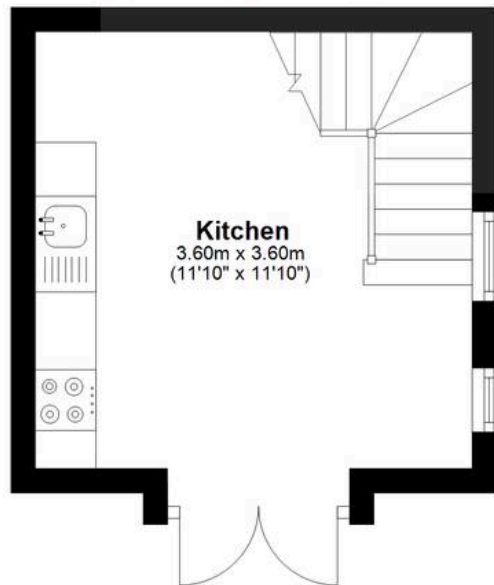
Second Floor Rose Cottage

Approx. 14.3 sq. metres (154.1 sq. feet)



Ground Floor Rose Cottage

Approx. 13.4 sq. metres (143.7 sq. feet)



Total area: approx. 58.3 sq. metres (627.2 sq. feet)