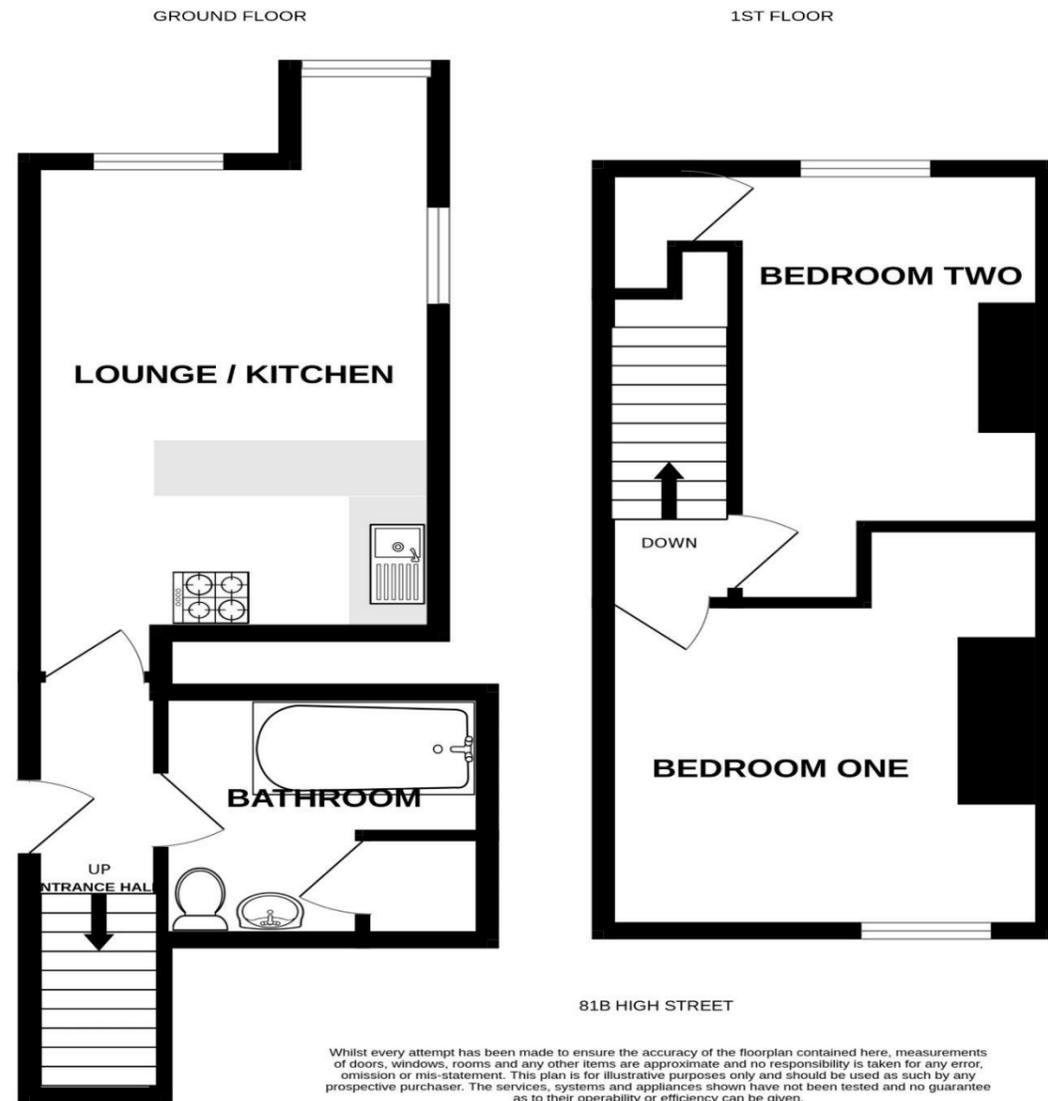


## High Street, Codicote Freehold Price £225,000



Commercial freehold containing a ground floor retail unit and a two bedroom flat with own side entrance spread over ground floor and 1st floor, Located on Codicote village high street.

- Commercial Property
- Self Contained retail unit
- Two Bedroom Flat
- Vacant and Chain Free
- Freehold
- Due to the nature of building cash buyers preferred

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	11	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.





## Commercial Unit

UPVC front door leading to main shop area, Window to front, AC unit, power points, spot lights, storage heater, wood flooring. Doors leading to:

## Staff Toilet

fitted unit with sink and mono tap, wall mounted water heater: Door leading to low level flush W/C

## Storage Room

Wood flooring, ceiling light, power points.

## Two Bedroom Flat

### Hallway

UPVC front door, fitted carpets ceiling lighting. Stairs leading to first floor landing.

### Open Plan Lounge / Kitchen

Fitted carpet, casement window, electric heater, ceiling light,

### Kitchen Area

Fitted base and wall units, work tops over, fitted sink with drainer, washing machine point, cooker space, casement window.

### Bathroom

Fitted bathtub with mixer tap, hand wash basin, low level flush W/C, ceiling light, storage cupboard with water tank.

### First floor landing

Fitted carpets, Doors leading to:

### Bedroom One

Fitted carpet, casement window, electric heater.

### Bedroom Two

Fitted carpet, casement window, electric heater, storage cupboard.

## NOTES

The residential flat above has an EPC Rating of G.

## Further Details

The property is Freehold  
Council Tax Band - Band C

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**