



- Newly refurbished ground floor commercial premises
- Excellent opportunity for an owner-occupier
- Spacious ground-floor commercial accommodation
- Available immediately
- Sole Agents
- Self-contained one-bedroom flat above subject to planning
- Ideal for takeaway, restaurant or café use,
- Modernised one-bedroom residential accommodation
- Rent: £28,000 per annum
- Viewing highly recommended

THE PROPERTY

James and James Commercial are delighted to offer a rare opportunity to rent a newly refurbished ground-floor commercial unit, complemented by a one-bedroom flat above.

The property offers excellent potential for a variety of businesses and would be ideal for a takeaway, restaurant or similar food-related business, subject to the necessary planning and change-of-use consents.

The ground-floor premises provides a large commercial space with excellent potential to create a modern and successful food business, while the newly refurbished self-contained one-bedroom flat above provides valuable additional accommodation.

Available immediately at £28,000pa would suit an owner occupier.

Approximately 1688 sq ft total

New Lease Terms to be agreed.

Early viewing is highly recommended.

EPC - (C) - 69

Ratable value advertised online by GOV.UK is £7,400 Interested parties are asked to make their own enquiries to ascertain the exact cost to their business.



Directions



www.jamesandjamesea.co.uk

Company No. 12642413