Guide Price

£325,000 - £335,000

High Street, Chatteris, Cambs PE16 6BG



To arrange a viewing call us now on 01354 694900

A rare opportunity to acquire this versatile COMMERCIAL/RESIDENTIAL property, ideally situated within a prominent High Street location. The property offers an excellent combination of commercial income and spacious residential accommodation, making it an appealing proposition for investors or owner-occupiers alike. The ground floor shop premises are currently let, generating a rental income of £700 per calendar month, providing an immediate income stream.

The first-floor apartment is generously proportioned and offers well-presented accommodation comprising a kitchen/breakfast room, spacious lounge/diner featuring a stunning fireplace, separate home office, re-fitted bathroom and two good-size double bedrooms. All windows benefit from secondary glazing.

Externally, the property benefits from a large roof terrace that could convert into a fantastic roof garden. In addition, a separate ground floor patio garden provides private outdoor space. There is a luxury shed that could be converted to an outside office. There is also the valuable benefit of off-road parking. With its prominent High Street position, existing commercial income, spacious apartment and excellent outside space, this is a particularly interesting and versatile property that is sure to attract considerable interest.

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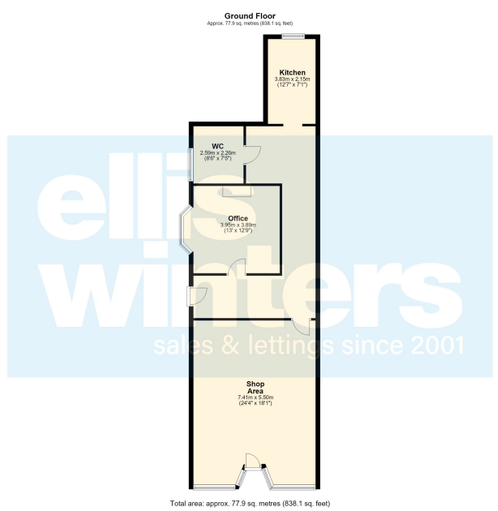








Total area: approx. 93.0 sq. metres (1000.9 sq. feet)



Total area: approx. 77.9 sq. metres (838.1 sq. feet)

Ground Floor

Shop Area
7.41m (24'4") x 5.50m (18'1")
Double bay front with central entrance door.

Office
3.95m (13') x 3.89m (12'9")
Bay window to side, original fireplace.

WC
2.59m (8'6") x 2.26m (7'5")
Fitted with a low level wc and hand wash basin. Disability friendly. Window to side.

Kitchen
3.83m (12'7") x 2.15m (7'1")
Fitted with a modern range of wall and base units with single sink and drainer, space for under counter fridge, window to rear.

First Floor

Kitchen/Breakfast Room
3.95m (13') x 3.90m (12'10")
Fitted with a matching range of wall and base units housing single sink and drainer, freestanding electric cooker, space for fridge/freezer, window to side.

Lounge/Dining Room
6.11m (20'1") x 3.59m (11'9")
Window to front, original fireplace with potential to open.

Office
2.36m (7'9") x 1.99m (6'6")
Window to side.

Bedroom 1
4.83m (15'10") x 2.85m (9'4")
Window to front.

Bedroom 2
3.74m (12'3") max. x 3.63m (11'11") max.
Window to side, original fireplace.

Bathroom
2.27m (7'5") x 1.76m (5'9")
Fitted with a three piece suite comprising panelled bath with mixer tap shower, mid level wc and hand wash basin. Window to rear.

Outside

The property has a pedestrian access via a passage to one side of the property and a vehicular access to the rear. There are two parking spaces which are currently both used by the flat. The patio garden has been beautifully landscaped with raised borders. The luxury shed has 3x windows to the side, power and light. There is also a utility which has butler sink, plumbing for washing machine, space for tumble drier plus plenty of storage. Stairs rise to the roof terrace which provides access into the apartment.

Services

Mains gas, electricity, water and drainage. The apartment has gas fired central heating. The retail premises have electric heating plus air conditioning.

Tenure Freehold
EPC C/D
Council Tax Band B

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
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