

COMMERCIAL SHOP PREMISES



THE MELWOOD CHURCH STREET EPWORTH, £72,500

A rare opportunity to acquire commercial premises in the popular busy historic market town of Epworth. Epworth is a thriving town full of quaint little shops with a variation of uses. The shop on offer could be used for a variety of uses and briefly comprises of a front entrance door, display window, main shop floor, stone counter with shelving, storage room, toilet and hand basin with a kitchen at the rear. Gas fired central heating and electric storage heater. Viewing is a must to appreciate this wonderful shop on offer! Contact Agents to arrange viewing.

MAIN SHOP FLOOR

23' 1" x 16' 11" (7.042m x 5.158m)

Front facing display window with side entrance door. Stone counter with shelving. Laminate flooring.

Leading to:-

STORAGE ROOM

BATHROOM

Low level toilet with hand basin

KITCHEN

10' 7" x 9' 0" (3.232m x 2.745m)

Rear facing window and entrance door. Fitted base unit and single drainer sink with mixer tap. High level storage.

The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

Misrepresentation

Keith Clough give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers of tenants should not rely on them as statements or representations of fact, but they must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Keith Clough has authority to make or give representations or warranty in relation to the property.