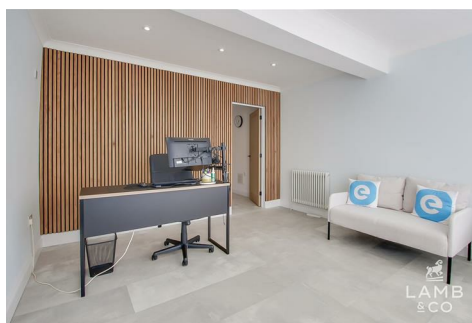




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HIGH STREET, THORPE-LE-SOKEN, CO16 0EA

£240,000

Freehold detached commercial property offered with "No Onward Chain" in Thorpe-Le-Soken. Potential for change of use into a residential property STPP.

- Approx. 740 Sq Ft Office/Retail
- Freehold
- Rear Garden
- Accommodation over Two Floors
- Potential Yield £14,000 PA
- EPC E



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

OFFICE:

30'9 x 12'1 (9.37m x 3.68m)

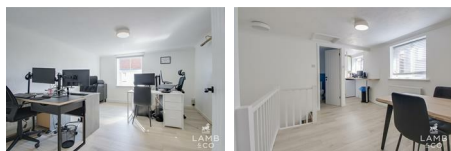


LANDING:

12'01 x 11'08 (3.68m x 3.56m)

FIRST FLOOR OFFICE:

13'01 x 12'01 (3.99m x 3.68m)



W/C:

7'7 x 5'11 (2.31m x 1.80m)



KITCHEN:

5'11 x 4'6 (1.80m x 1.37m)



REAR GARDEN:

60 x 20 ft Approx.

BUSINESS RATES:

Rateable Value - £4,450

Rates payable - £2,220.55

The property may qualify for 100% small business rate relief subject to meeting eligibility criteria.

AGENTS NOTE 1

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

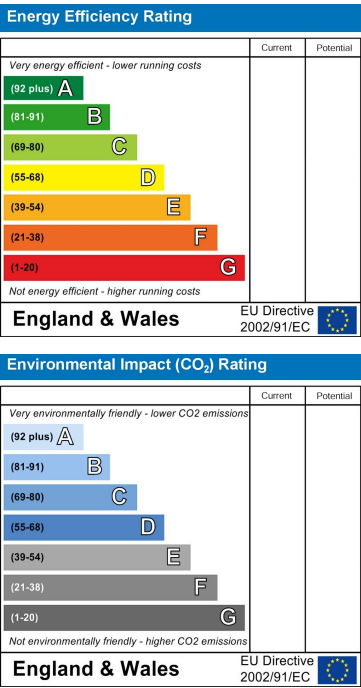
ANTI-MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

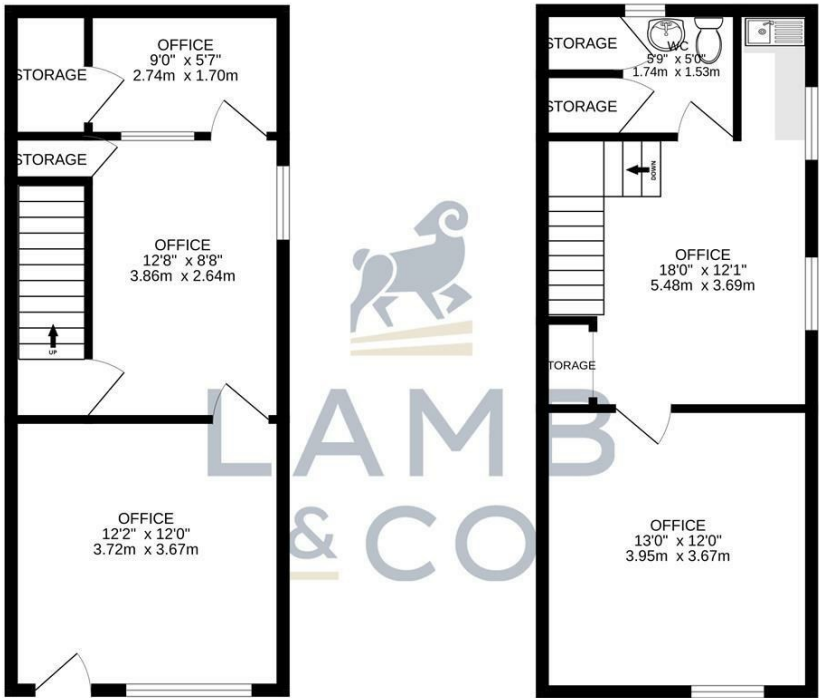
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 746 sq. ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.