Firmin & Co. Estate Agents



4A East Street

Crowland PE6 0EN

£190,000

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An ideal opportunity for a business with two rental opportunities from day one. On the ground floor is a shop unit consisting of a sales room, second sales area and office. Kitchen and Toilet. The sales area measures approx. 42 sq m/ 450 sq ft

Above this is a good size apartment with electric heating and PVCu double glazing. The apartment consists of an Entrance Hall, Stairwell with a storage cupboard, Utility Room with access to a courtyard area and ground floor Shower Room.

Upstairs is a Kitchen Dining Area, good size Lounge, inner Landing and two double Bedrooms.

The property is located in the center of Crowland Town, close to other retail units and the areas landmark historical features.

Viewing is strongly recommended of a seldom available retail unit in this popular Lincolnshire town.

Apartment Tenure Leasehold
99 Year Lease
Ground Rent £100 Per Annum
Shop Unit Freehold
3 Years Left On The Current Shop Lease.
Apartment Council Tax A











APARTMENT DETAILS

Ground Floor Entrance Hall
Storage cupboard under stairs to the first floor landing.

Utility Room
8'3" mx x 6'9" (2.52m mx x 2.06m)
Irregular shape room, door to the rear courtyard.

Shower room

Dining Area
14'6" mx x 8'2" (4.42m mx x 2.51m)

Kitchen Area

Lounge
14'3" mx x 13'6" (4.36m mx x 4.13m)
opening to

2nd Landing
doors to

Bedroom 1
13'8" mx x 12'1" (4.18m mx x 3.69m)

Bedroom 2
15'0" x 8'2" (4.59m x 2.51m)

Outside
To the rear of the property is an enclosed concreted courtyard.

SHOP UNIT

Sales Area 1
19'4" x 15'11" (5.91m x 4.86m)
Opening through to

Sales Area 2
14'0" x 13'4" (4.28m x 4.08m)

Rear Lobby/Kitchen Area
Door to Sales Area 1, door to

W.C

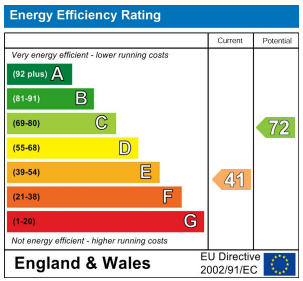
Floor Plan

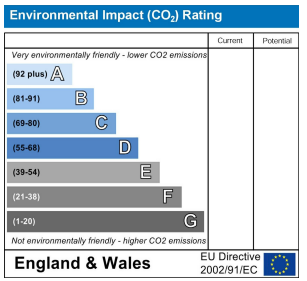


Area Map



Energy Efficiency Graph





Viewing

Please contact our Crowland Office on 01733 259995
if you wish to arrange a viewing appointment for this property or require further information.

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.

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