

## The Old Gun Shop in town centre location with off -road parking for 2/3 cars

Offers In Region Of £250,000

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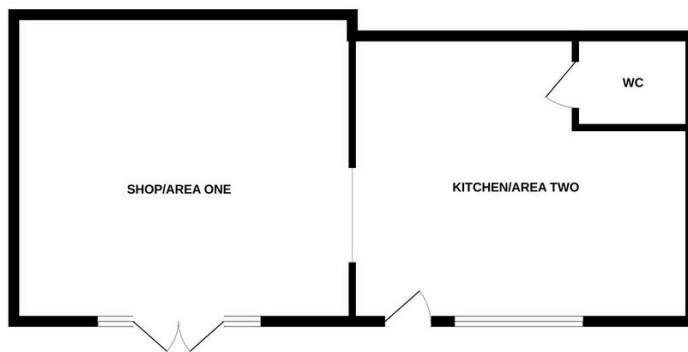
Moneyproperties present a unique opportunity to purchase the Gun Shop in the town Centre of Wymondham beside the towns main car park, so is in an ideal location. This commercial property benefits from two/three car parking spaces to the right of the property, which could be extended into STPP, and a patio area measuring 40ft x 10ft. The main building comprises of two areas, it could accommodate two businesses, a steel concertina door separating the two spaces, both have separate accesses and underfloor heating. Vacant possession.

**Tenure: Freehold EPC: B Business Rates : Current rateable value £6,200**

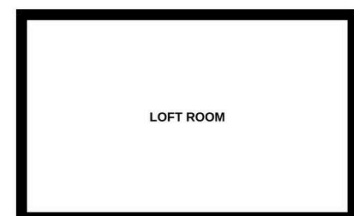
## Key Features

- Unique opportunity to purchase a town centre commercial property with parking for 2/3 cars
- Excellent location directly opposite the towns main car park ideal for advertising your business
- As the property is split into two areas with two entrances it could be an opportunity for two businesses
- Must view to fully appreciate the properties full potential and location
- Current rateable value (1 April 2023 to present) £6,200
- Offering approximately 630 sq ft and potential to extend to the right hand side (STPP)
- The property benefits from underfloor heating and a cloakroom with kitchen and WC
- The property is extremely secure due to its previous usage and well maintained
- EPC rating B / Being sold with vacant possession
- See our full online listing for further details including flood risk, broadband speed and other material information.

GROUND FLOOR



1ST FLOOR



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.  
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