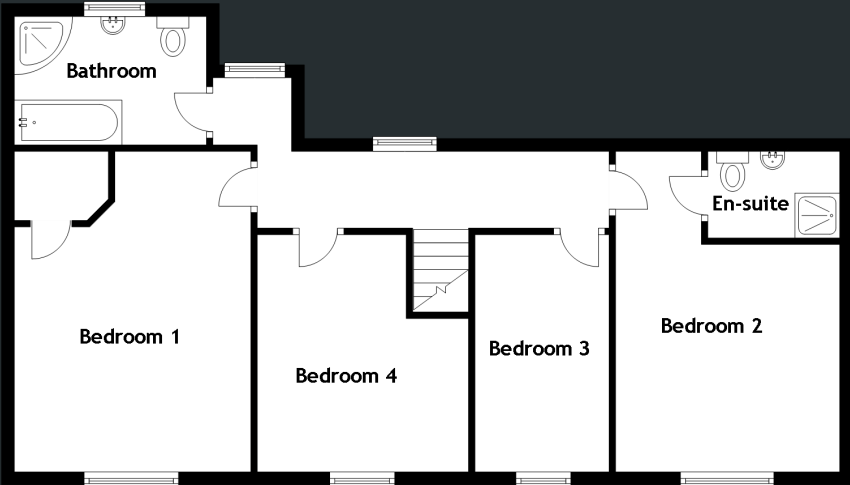


# FLOOR PLAN



Approximate Dimensions  
(Taken from the widest point)

## Restaurant

Bar	5.30m (17'5") x 4.70m (15'5")
Dining Room	7.60m (24'11") x 4.10m (13'5")
WC	2.40m (7'10") x 2.20m (7'3")
WC	2.40m (7'10") x 2.20m (7'3")
Kitchen	5.90m (19'4") x 4.10m (13'5")
WC	2.40m (7'10") x 0.90m (2'11")
Store	2.40m (7'10") x 2.20m (7'3")

## Private Accomodation

Lounge	5.90m (19'4") x 4.10m (13'5")
Kitchen/Diner	7.90m (25'11") x 2.30m (7'7")
Bedroom 1	5.00m (16'5") x 3.69m (12'1")
Bedroom 2	4.90m (16'1") x 3.50m (11'6")
En-suite	2.06m (6'9") x 1.35m (4'5")
Bedroom 3	3.70m (12'2") x 2.10m (6'11")
Bedroom 4	3.70m (12'2") x 3.30m (10'10")
Bathroom	3.00m (9'10") x 2.30m (7'7")

Presented as a Freehold turnkey operation  
for the new owner.

Tenure: Freehold

Extras (Included in the sale): Discussed at formal offer.

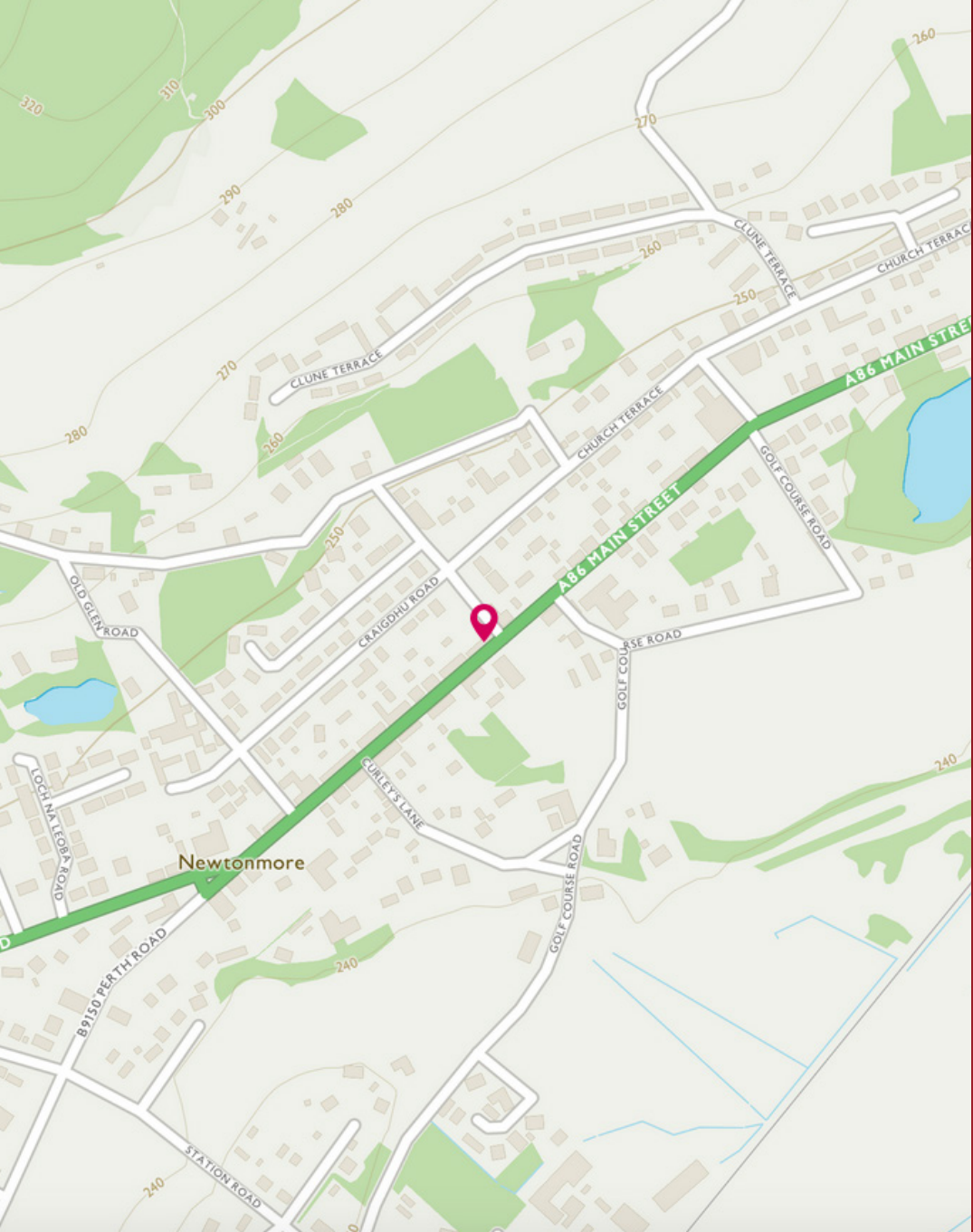


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>