



FLOOR PLAN

& DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Basement
Basement 16.00m (52'6") x 5.00m (16'5")

Ground Floor
Shop Floor 16.70m (54'9") x 5.00m (16'5")
Store 7.80m (25'7") x 1.80m (5'11")

First Floor
Staff Room 5.50m (18') x 2.95m (9'8")
Office 3.40m (11'2") x 2.20m (7'3")
Store 3.00m (9'10") x 2.60m (8'6")
Store 6.15m (20'2") x 5.10m (16'9")
Store 2.15m (7'1") x 1.70m (5'7")

Tenure: Freehold with tenant in situ

Services: Mains gas, electricity, drainage and water.

Accounts: Will be made following a formal viewing appointment.