



Approximate Dimensions (Taken from the widest point)

Ground Floor

Noah's Bistro	4.50m (14'9") x 4.00m (13'1")
Shop 1	5.70m (18'8") x 5.30m (17'5")
Shop 2	5.40m (17'8") x 2.90m (9'6")
Kitchen	4.28m (14'1") x 3.50m (11'6")
Garden Room	5.50m (18'1") x 4.40m (14'5")

First Floor

Bedroom 1	5.90m (19'4") x 5.50m (18'1")
Bedroom 2	4.20m (13'9") x 3.86m (12'8")
Drawing Room	5.90m (19'4") x 4.10m (13'5")
Office/Bedroom 3	3.50m (11'6") x 2.20m (7'3")
Shower Room	2.48m (8'1") x 1.84m (6')

Second Floor

Bedroom 4	4.50m (14'9") x 3.20m (10'6")
Bedroom 5	4.00m (13'1") x 3.70m (12'2")
Bedroom 6	3.50m (11'6") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup> | EPC Rating: TBC

Extras (Included in the sale): All fixtures and fixed floor coverings are included in the sale, other contents are available by separate negotiation and can be confirmed on viewing. The property currently is eligible for small business rate relief.

“... truly exceptional property which benefits from being on a busy high street location ...”