



## Floor Plan & Dimensions

Approximate Dimensions  
(Taken from the widest point)

Cafe	7.00m (23') x 6.51m (21'4")
Kitchen	6.20m (20'4") x 4.75m (15'7")
WC	1.90m (6'3") x 1.65m (5'5")
Store	2.20m (7'3") x 2.10m (6'11")

**Tenure:** Freehold

**Services:** Mains electricity,  
water and drainage

**Accounts:** Will be made available following  
a formal viewing

