

FORMER BARCLAYS BANK PREMISES 4 HIGH STREET MANNINGTREE ESSEX CO11 1AF

LOCATION: The building is centrally located adjacent to Manningtree Post Office.
The premises have a frontage to High Street and Stour Street to the rear.

Premises: Currently arranged over basement, ground and first floors with a separate Building to the rear providing in all, approximately:

Frontage	9.5m (30ft)
Ground floor area to front	160 sq m (1,720 sq ft)
First floor area to front	160 sq m (1,720 sq ft)
Basement	26 sq m (280 sq ft)
Middle section ground floor	67.5 sq m (725 sq ft)
Middle section first floor	67.5 sq m (725 sq ft)
Rear Building ground floor	33.8 sq m (365 sq ft)
Rear building first floor	33.8 sq m (365 sq ft) Inaccessible- assumed
Total	548.60 sq m (5,905 sq ft)

Lease: Flexible. Long or short term

Terms: Offers are invited for the whole or parts.

Freehold: Offers invited

Viewing: My appointment with e freeholder's agents

Note: Due to the inaccessibility of certain parts of the premises, the measurements given are strictly a guid and their accuracy cannot be guaranteed. Interested parties *must* satisfy themselves as to the accuracy, or otherwise, of the information provided.