



SELF-CONTAINED CLASS E PREMISES - FOR SALE

- 943 Sq Ft (87.60 Sq M)
- Offers in Excess of £200,000

Key Features

- Open plan accommodation
- Air conditioning
- Wooden flooring
- Ladies/gents WC facilities
- Kitchen facilities
- Forecourt parking area
- External break-out/courtyard area



Description

The two-storey mid-terraced property is of traditional brick construction beneath a pitched tiled roof, and forms part of a parade of similar premises.

Location

The premises are located in a prominent position on the eastern side of Lind Road close to the junction with Vernon Road, and almost opposite Greyhound Road.

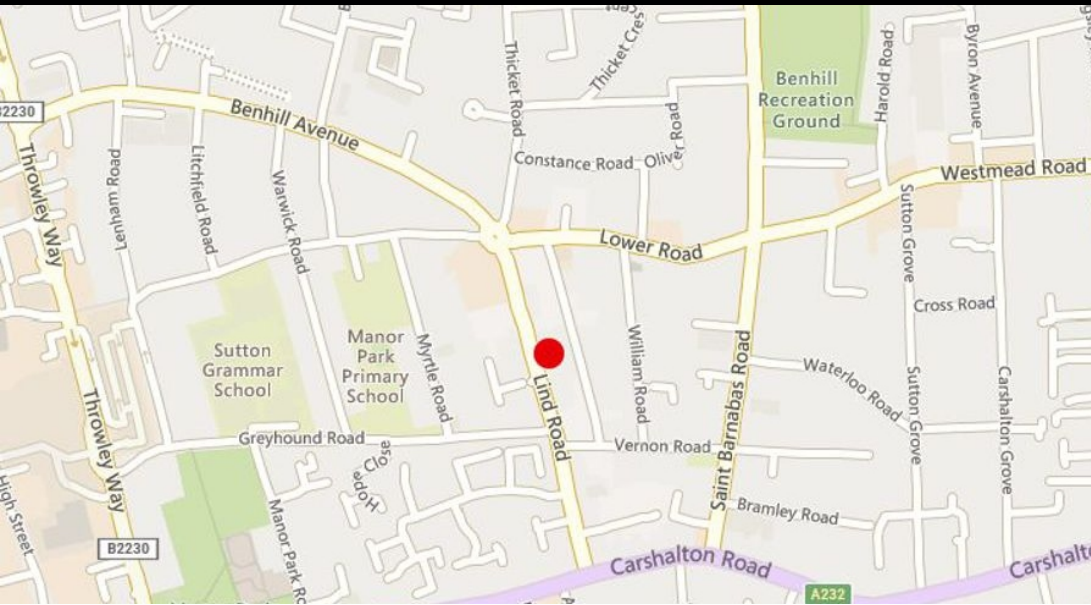
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	385	35.77
First Floor	423	39.30
Basement	135	12.54
Total Net Internal Floor Area	943 Sq Ft	87.60 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Terms

The premises are available Freehold for sale with full vacant possession.

Price

Offers are sought in Excess of £200,000.

Rates

According to the Government website the property has a 2026 Rateable Value of £10,000. NB: The rates actually payable may be subject to transitional relief.

VAT

The property has not been elected for VAT.

EPC

An EPC has been applied for and will be available shortly.

Planning

The property benefits from Class E consent.

The new Class E includes retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with "any other services which it is appropriate to provide in a commercial, business or service locality".

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez

morganperez@centro.plc.uk

Paul Harwood

paulharwood@centro.plc.uk



