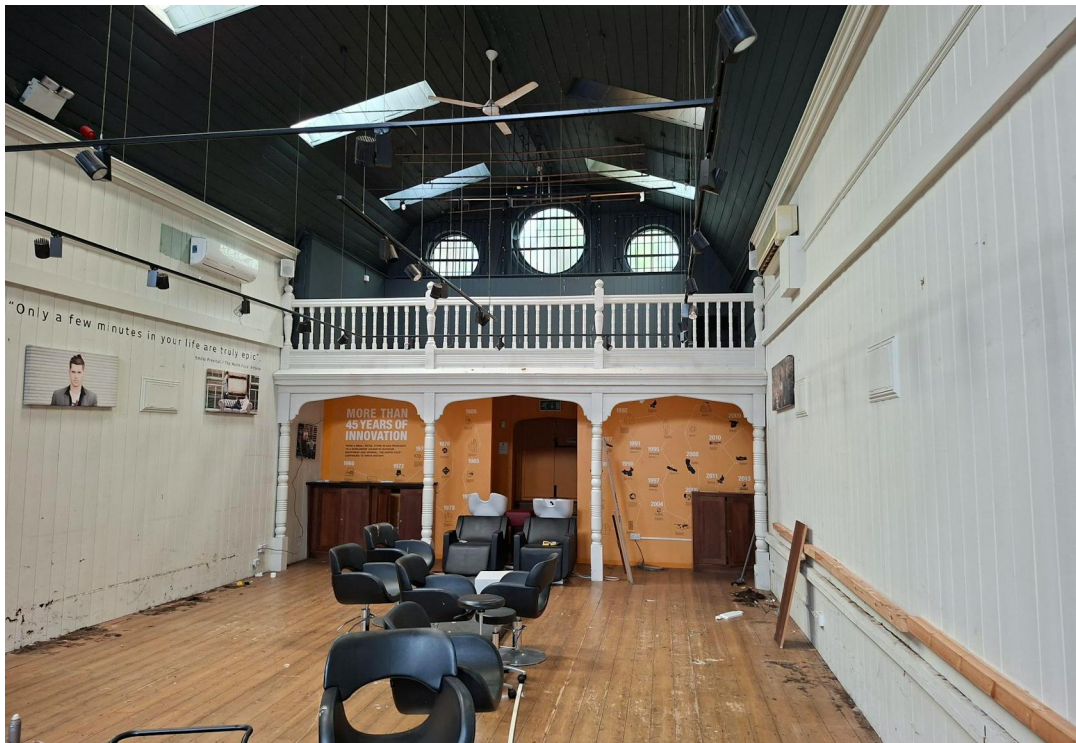
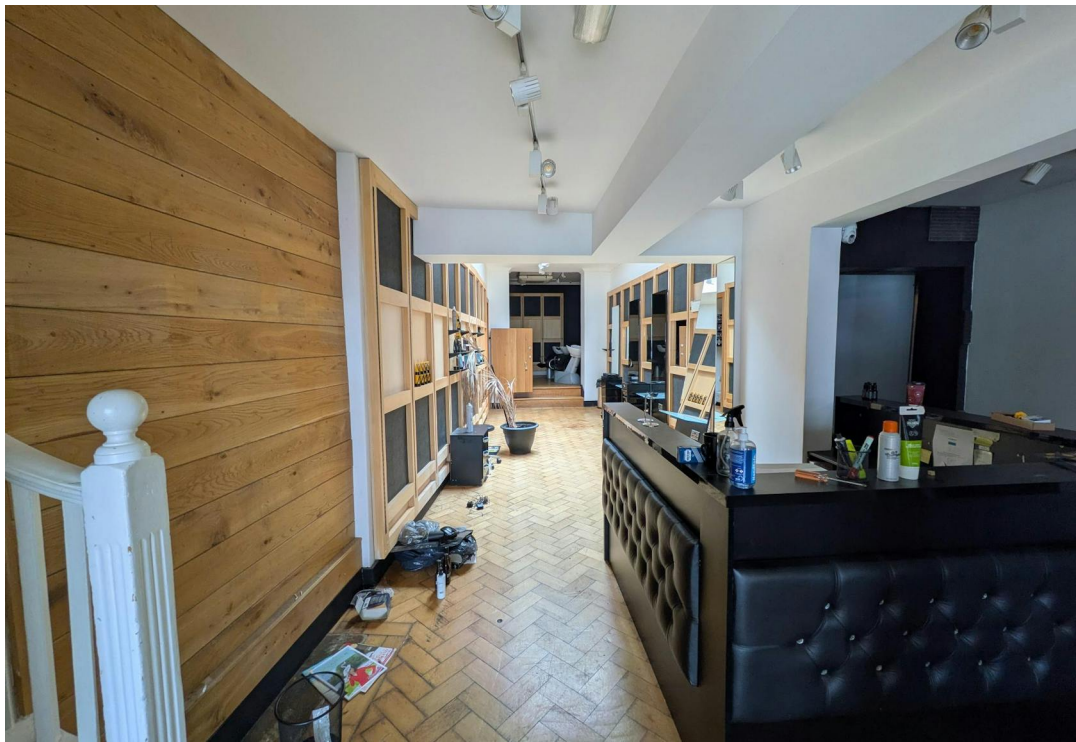
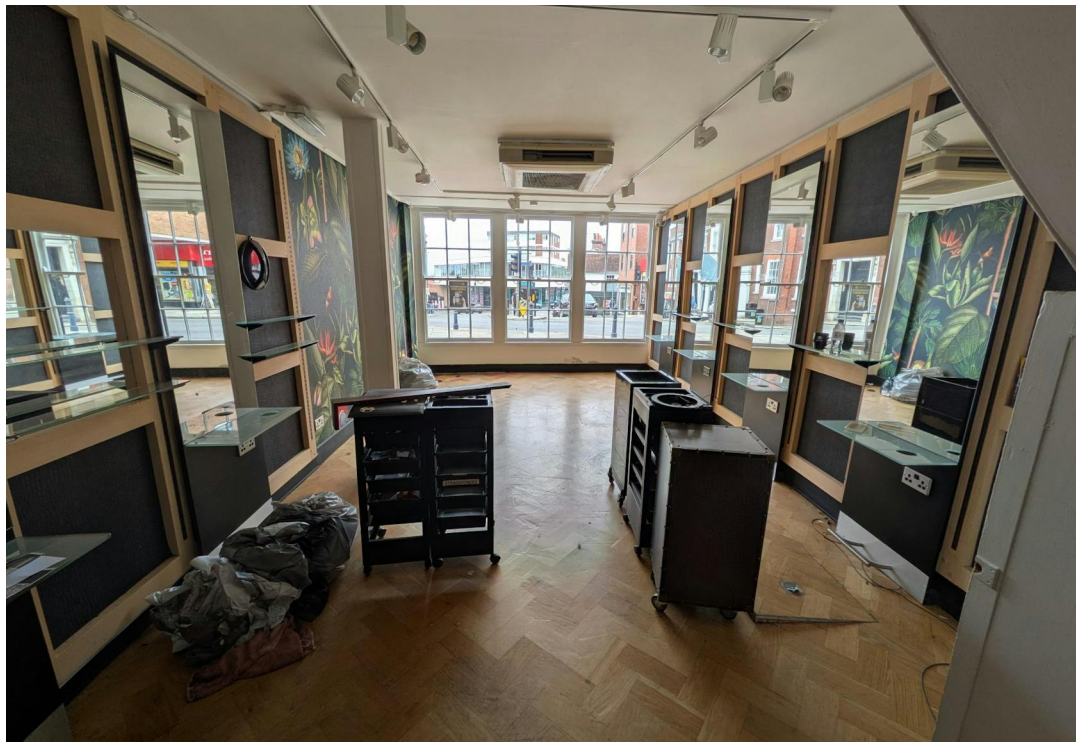






Location

The property is a Grade II listed building in a prominent position at the top of the pedestrianised section of the High Street, near the junction with North Street. Nearby retailers include Stone, Magnet, and Sharps, with Rymans and Headmasters directly opposite. Hamptons and Neptune Furniture are also nearby.

Description

The property is arranged over ground, first and second floors. The ground floor comprises two distinct areas: a front sales space with direct High Street access, and a vaulted rear retail area accessed via staircase. The upper floors provide ancillary storage, office space and staff room.

Accommodation

Name	sq ft	sq m
Ground - Sales	1,561	145.02
Ground - Galleried Sales Area	729	67.73
Upper Ground - Sales	1,224	113.71
1st - Ancillary	537	49.89
2nd - Ancillary	575	53.42
Total	4,626	429.77

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

Terms

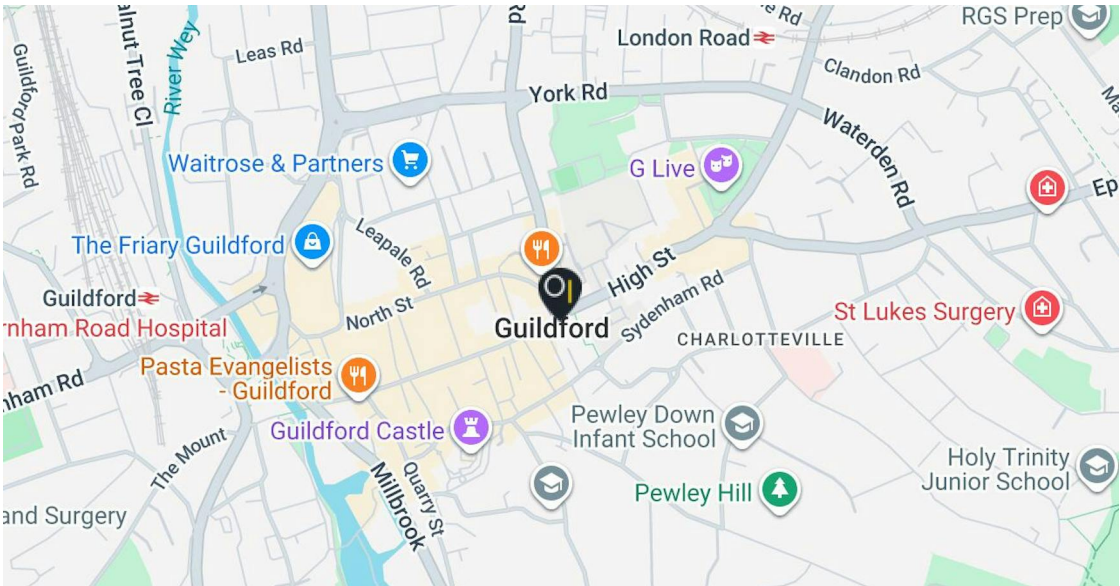
To let on a new lease to be agreed at £110,000 per annum exclusive or for sale seeking offers in excess of £1,575,000.

Rates & Charges

TBC

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

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These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated