

For Sale: Shop



Formerly Breckland Sewing Centre, Attleborough

Spacious commercial and residential premises, ample parking, garage, small garden. Ideal as an investment for rental income or for owner occupation. The vendors of this property will consider letting the premises as a whole, £1200pcm exclusive

- Freehold
- Vacant Possession
- £260,000
- Shop & 4 Bed Living Accommodation

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The vendors of this property will consider letting the premises, as a whole, £1200pcm exclusive.

This building could also be converted into offices on both floors, gross internal floor space about 154 square metres.

Gross Internal Floor Space

Ground Floor

Front Sales Area	6.4 x 3.4	- 21.76
Rear Sales Area	6.4 x 2.45	- 15.68
Kitchen/Diner	3.4 x 3.9	- 13.26
Inner Hall & Cloakroom	2.9 x 4	- 11.6
Living Room	4 x 3.4	- 13.6

First Floor

Landing Area	2 x 4 + 3.5 x 2.5 (8 + 8.75)	16.75
B1.	4.4 x 3.6	- 15.84
B2.	4.5 x 4	- 18.0
B3.	3.6 x 3.5	- 12.6
B4.	2.5 x 3.5	- 8.75
Bathroom	2.8 x 2.5	- 7.0
TOTAL		154.84

Outside

An attractive main street frontage with full vehicular access to the rear, two parking spaces, plus large garage, garden area. Maximum site depth about 125 ft (STMS)

Services

All mains services are connected.
All local amenities in close walking distance.

Local Authority

Breckland District Council
Rateable Value £9,600.

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Property Misdescriptions Act 1991

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