





Situated on this character filled road in the heart of the city centre is this wonderful property currently being used as a commercial premises the property has been used as an upholstery business for around 40 years.

**Asking Price: £900,000**

The property which is in the region of 2000 sqft is arranged over two floors and is currently used as a mix of workshop storage and office space. There is also access to the properties outside space consists of a small courtyard area.

The property could (subject to planning) be reinstated as housing but would require complete refurbishment and alteration.





Retail Area 4.31m x 3.72m (14'2" x 12'2").

Workshop 9.76m x 6.00m (32' x 19'8").

Store 2.65m x 2.12m (8'8" x 6'11").

Store 2.36m x 2.53m (7'9" x 8'4").

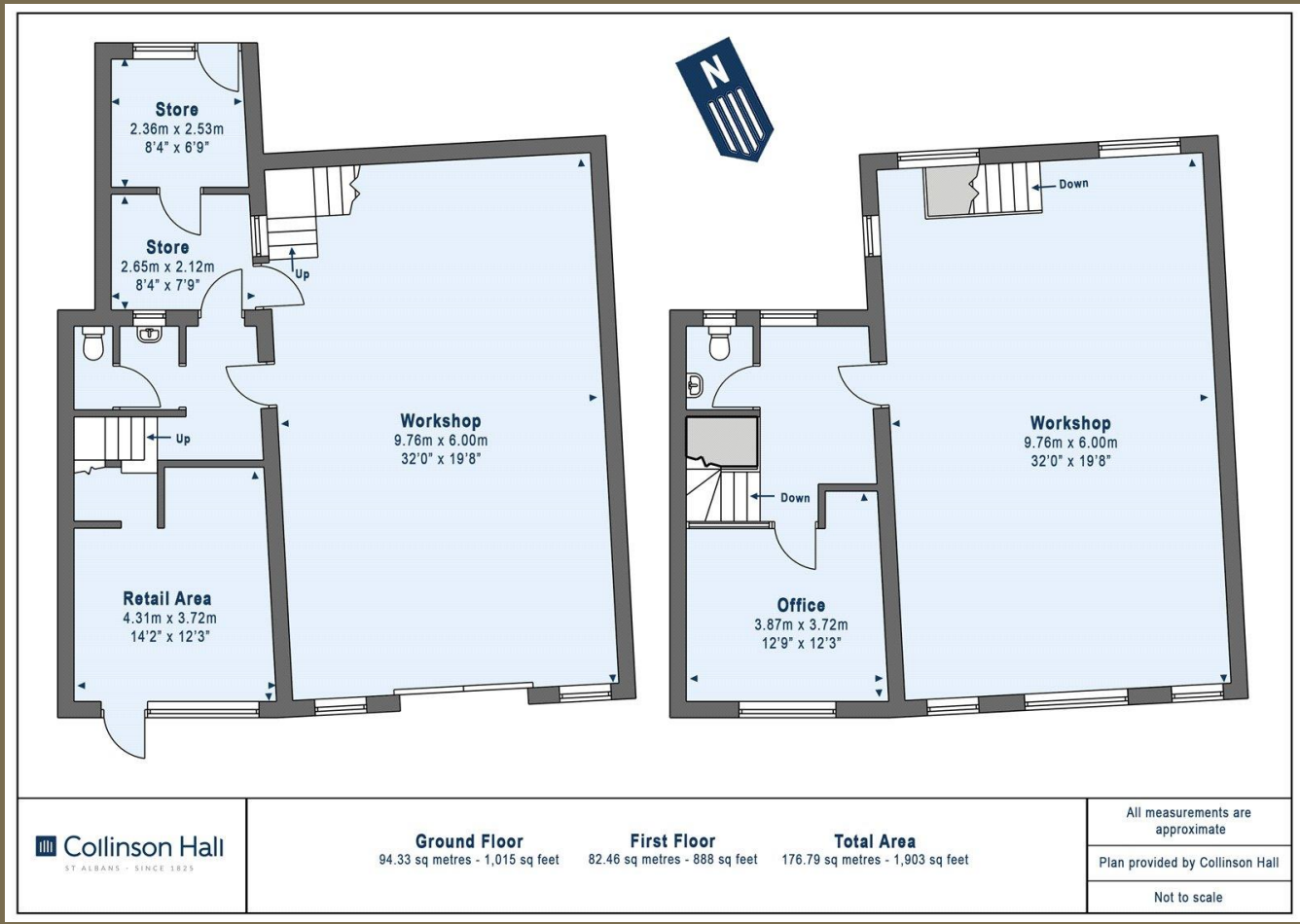
Cloakroom

Office 3.87m x 3.72m (12'8" x 12'2").

Cloakroom

Workshop 9.76m x 6.00m (32' x 19'8").





**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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