

- **Substantial end of terrace property**
- **Prominent position at the corner of Manor Oaks Road**
- **Comprises office accommodation – 145.44 sqm (1,565 sq ft) over 3 levels**
- **Potential for ongoing office use or Residential conversion**
- **Excellent potential offered**

Accommodation

Ground Floor – 60.28sqm

Main Office
Interview Rooms
WC
Rear Offices
Side Entrance Hallway

First Floor – 60.97sqm

Offices
Kitchen
WC
Store

Second Floor – 24.19sqm

Attic Accommodation with Storage
Space

Outside

Rear yard
Total – 145.44 sqm (1,565 sqft)

Rating Assessment

The property is listed as "Shop and premises" with an RV of £5,500

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Adrian Little
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SOLICITORS

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