

- Freehold former dance school and 2 bedroom flat
- Good size plot
- Enclosed private gated drive/yard and rear garden
- Freehold
- Potential for a variety of uses subject to the usual consents
- Attractive property that has been in the same ownership for many years
- The property is to be sold with a covenant precluding use by a further dance school
- Former dance studio and flat suitable for a variety of uses or conversion

Commercial Accommodation

Ground Floor

Approximately 78.36sq m (843sq ft)

Comprising:

Dance Studio with 2 built in cupboards

Store

Further studio accessed from yard

External WC and coal store

First Floor

Dance Studio 41.93sq m (451sq ft)

Residential Accommodation

First Floor

Hallway

Bathroom 3.36m × 2.41m plus build in cupboard

Kitchen 4.07m × 2.51m

Lounge 4.69m × 4.17m

Attic/Second Floor

Bedroom 3.42m × 3.07m

Bedroom 4.25m (average) × 3.94m

Dressing room/Landing area 4.09m × 2.98m plus built in cupboard

Outside

The property occupies a good size plot with private drive/yard and attractive rear garden

EPC Rating E

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

VIEWING

Strictly by appointment with the auctioneers 01142760151 or reception@markjenkinson.co.uk

SOLICITORS

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