







FOR SALE Retail Unit with Separate 2 Bedroom Apartment



1210 sq ft (112.39 sq m)

8 and 8a High Street, Sandy, SG19 1AQ



-  Sandy Town Centre
-  Good access to the A1
-  Sandy Railway Station approx. 0.2 miles
-  WC Facilities, Kitchen Facilities, Storage Barn with Development Potential
-  On Site Parking
-  Freehold: Offers in the region of £200,000



Location

- Located on High Street Sandy with excellent access to A1 motorway and Sandy Train Station. Neighbouring occupiers include Barclay Bank, Ladbrokes and Budgens.



Description

- Ground floor retail unit with separately accessed 2 bedroom apartment above and rear storage barn in the town centre of Sandy with potential for development (subject to planning) and available to purchase freehold.

Apartment

- Comprising of entrance hall, bathroom, kitchen, lounge/dining room, two double bedrooms and small rooftop terrace.

Storage Barn

- Located to the rear and currently accessed internally from the retail unit and externally via double doors.
- Ground and First Floor with limited head height. Possible development potential (subject to planning)



Specification

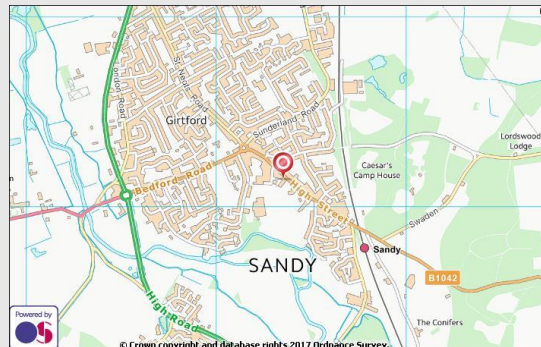
- In need of some modernisation
- Town Centre Location
- Development Potential
- Apartment currently income producing
- Rear Access
- EPC Rating - TBA



Floor Area (Net Internal Area)

Apartment:	69.75 sq m	751 sqft
Retail and barn:	112.39 sq m	1210 sq ft

Areas quoted are approximate and should not be held as 100% accurate.



Terms

- Freehold: Offers in the region of £200,000
- Service charge: Applicable
- VAT: Applicable at the appropriate rate



Business Rates

- Current Rateable Value: £ 8,400

Interested parties are advised to make their own enquiries.



Viewing

Nathan George

01234 905134

nathan.george@kirkbydiamond.co.uk

Michael Ruggiero

01234 905133

michael.ruggiero@kirkbydiamond.co.uk

Misrepresentations Act:

Kirkby & Diamond for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby & Diamond has any authority to make or give any representation or warranty whatever in relation to this property.



the mark of
property
professionalism
worldwide

