

Description

The property comprises a three-storey mid-terrace building of traditional construction beneath a pitched tiled roof. The upper floors feature a rendered brick finish with a combination of timber single-glazed framed windows and UPVC double-glazed windows.

The ground floor was configured for the former tenant, Barclays Bank, while the first and second floors provide additional storage space, staff welfare facilities, and male and female WC's.

To the rear, there is a small courtyard, which can only be accessed through the building.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	M ²	Sq Ft
*Basement	*20.35	*219
Ground Floor	157.58	1,696
First Floor	32.66	352
Second Floor	66.02	711
Total NIA	276.61	2,978

* The basement was not accessible during inspection; basement measurements are based on historic records.

Terms

The freehold interest in the property is available for sale at **£345,000 exclusive**.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Bank and Premises

Rateable Value: £25,250

Rates Payable 2026/2027: £9,645.50

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/120

Existing Floor plans



Proposed Development Plans

