



## **ACCOMMODATION**

| Ground Floor Sales Area      | 1,214 sq ft | 112.78 sq m  |
|------------------------------|-------------|--------------|
| First Floor Sales/Staff Area | 754 sq ft   | 70.05 sq m   |
| Total                        | 1968 sq ft  | 182.83 sq ft |

## **TERMS**

Available to move in next week on flexible and affordable all-inclusive terms.



## **FURTHER INFORMATION**



James Lamming 07715 678630 james@barkerproudlove.co.uk



Andrew Corbett
01226 298 456
andrew@smiths-surveyors.co.uk



Nick Denton 07989 352430 nickd@reesdenton.com

MISREPRESENTATION ACT Barker Proudlove, Smiths and Rees Denton for the wendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants 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. c) no person in the employment of Barker Proudlove has any authority to make any representation of warranty whatsoever in relation to this property. June 2023. Designed by TRK