

Mitchell & Partners Ltd

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**VIEWING STRICTLY BY APPOINTMENT THROUGH
MITCHELL & PARTNERS LIMITED**

33 VICTORIA STREET



PRICE: £265,000 Freehold

This is an excellent opportunity to purchase a business premises with owner accommodation included.

The property comprises a shop with one-bedroom apartment above and, immediately adjacent, a separate office/shop on two floors. There is a private walled garden to the rear of the property.

The adjacent office/shop could be rented separately or provide additional space as part of the main premises.

There is ample lighting and power points.

Entered through multi-pane front door into:

SHOP : **L-shaped 5.48 x 5.02 m max (18' x 16' 6" max)**



The main shop area is L-shaped with two bow windows facing onto Victoria Street for display; there is ample lighting, both ambient and display light. The carpet is fitted and there is also fitted shelving.

Through doorway to:

DISPLAY ROOM : **3.64 m x 2.8 m (11' 10" x 9' 4")**



This room provides additional display shelves or would make an excellent back office. Carpeted and with fluorescent ceiling light.

Through doorway to:
STORE ROOM : 2.06 m x 2.8 m (6' 9" x 9' 4")

A small storage room with Vinolay wood strip flooring and ceiling light.

Through further doorway to:
HALLWAY : 2.06 m x 0.9 m (6' 9" x 2' 10")

This hallway has a window facing West over the garden and a staircase to the first floor.

At right-angles is a further:
HALLWAY : 5.33 m x 1.06 m (17' 6" x 3' 6")

This hallway leads from the main property to the adjacent shop. It has shelving and a fluorescent strip light.

Through to:
SHOP ADJACENT : 5.7 m x 3.08 m (18' 8" x 10') max



There is an entrance door and a window facing Victoria Street and a large alcove (2.05 m x 1.62 m) to one side. The alcove has carpeting, two ceiling spots and four power points. There are strip lights and window display lights; shelving, and fitted carpet.

Stairway within this shop leading to:
OFFICE/STORE ROOM :



The office/store room above has a window facing over Victoria Street, shelving and lighting; carpeted.

Back along the Hallway to the end:

CLOAKROOM : **2.28 m x 1.21 m (7' 6" x 4')**



The South-facing window has obscured glass; fitted carpet, shelving, white suite consisting of W.C. and hand basin with splash back tiling. There is half-height wood strip panelling to the walls.

Back to Hallway and up carpeted stairway, through private door to:

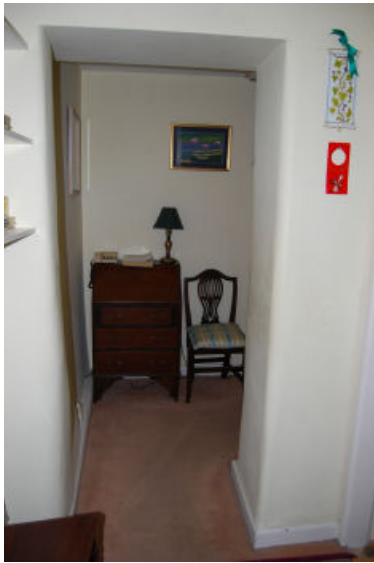
OWNER'S APARTMENT

KITCHEN : **3.58m x 1.75m (11'9" x 5'9") max**



A galley style kitchen with window facing South; partial wall tiling; white fitted kitchen units with pale grey work top. Stainless steel single sink with mixer tap, shelving, under unit fridge, vinolay wood strip effect flooring.

HALLWAY



The hallway is carpeted and has two ceiling lights.

Through to:
BATHROOM

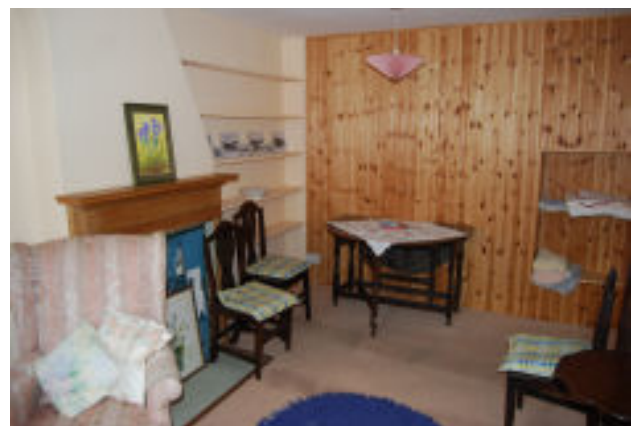
: **1.85 m x 1.65 m (6' x 5' 6")**



A pretty bathroom with part-tiled, part tongue and groove pine walls; the West-facing window has obscured glass; the white suite comprises bath with hand held shower, W.C. and hand basin. There is shelving and a mirror over the basin.

From the Hallway to:
SITTING/DINING ROOM

: **5.33 m x 2.81 m (17' 6" x 9' 3")**



The casement opening window faces East; the Dining area has a ceiling light and there are two further ceiling spots; screened fireplace with wooden mantelpiece and tiled hearth. One wall is pine clad, there is fitted shelving and a fitted carpet.

BEDROOM

: 4.11 m x 2.89 m (13' 6" x 9' 6")



The window faces East; two ceiling spotlights and fitted shelving. Fully carpeted.

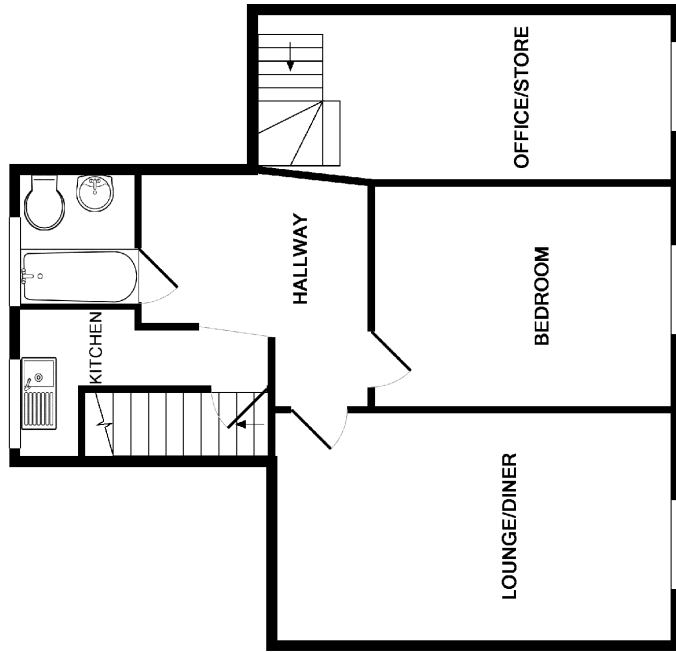
OUTSIDE:

The garden is part paved and has old stone walls for privacy. An attractive and peaceful retreat.

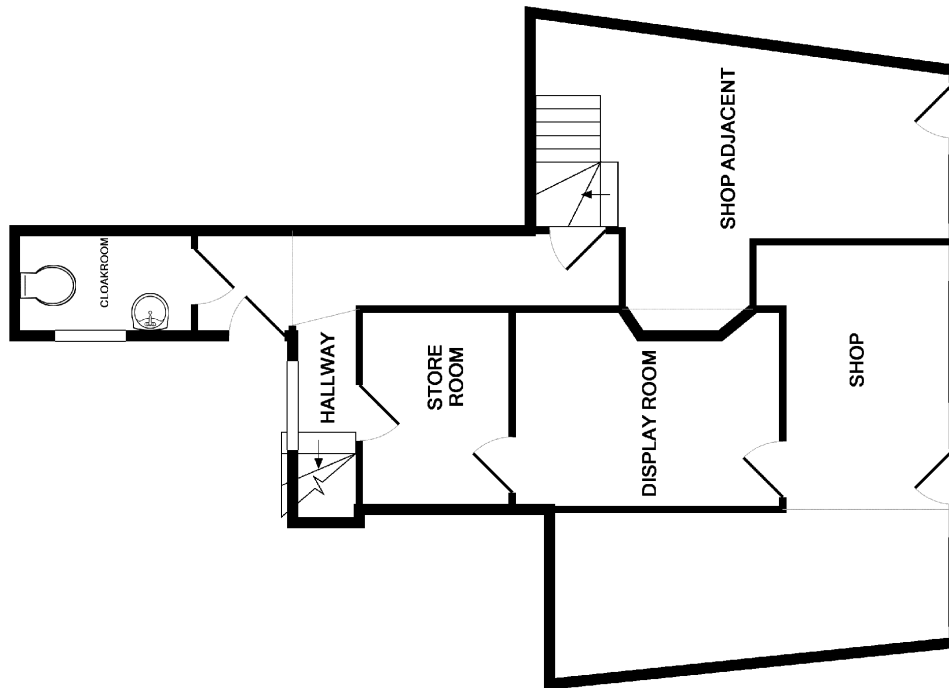


Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide. In particular the rooms in this property are irregularly shaped with thick granite walls and the measurements above are a guide only as to their layout.

FLOORPLAN



1ST FLOOR
APPROX. FLOOR
AREA 656 SQ.FT.
(61.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 693 SQ.FT.
(64.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1349 SQ.FT. (125.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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MAPS:

