



Church Street, Garmouth

£400 PCM

A spacious commercial shop for LET within the village of Garmouth. The property provides a very spacious main shop floor area with 2 separate treatment / office rooms within, a 17ft Kitchen, Cloakroom W.C and a Courtyard Garden.

- Commercial Shop Premises
- Spacious shop floor area plus 2 treatment / office rooms within
- uPVC Double Glazing & Electric Heating
- 752 sqf approx of floor space
- Kitchen and separate W.C Cloakroom
- Rear Garden

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A spacious commercial shop for LET with Garmouth village. Formally utilised as a post office / convenience store and hairdressers this property provides generous sized floor space.

Due to the Small Business Bonus Scheme this premises is exempt from business rates / costs.

Accommodation comprises:

Main shop floor area - 30'4" (9.24) deep x 20' (6.10) wide narr to 12'9" (3.88)

There are 2 offices / treatment rooms within, each room measures - 9'9" (2.96) x 8'2" (2.49) max and 9'9" (2.96) x 8'10" (2.69)

A kitchen fitted with sink and a range of base units - 17'2" (5.23) x 6'8" (2.02)

Separate Cloakroom and W.C - 6'11" (2.10) max x 5'7" (1.70)

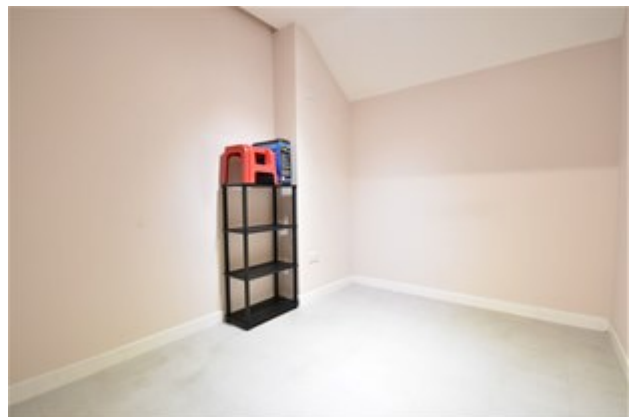
A small Rear Courtyard Garden

uPVC Double Glazing and external doors

Electric Heating

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