

£180,000

2 and 2a East Park Street, Chatteris,
Cambridgeshire PE16 6LD

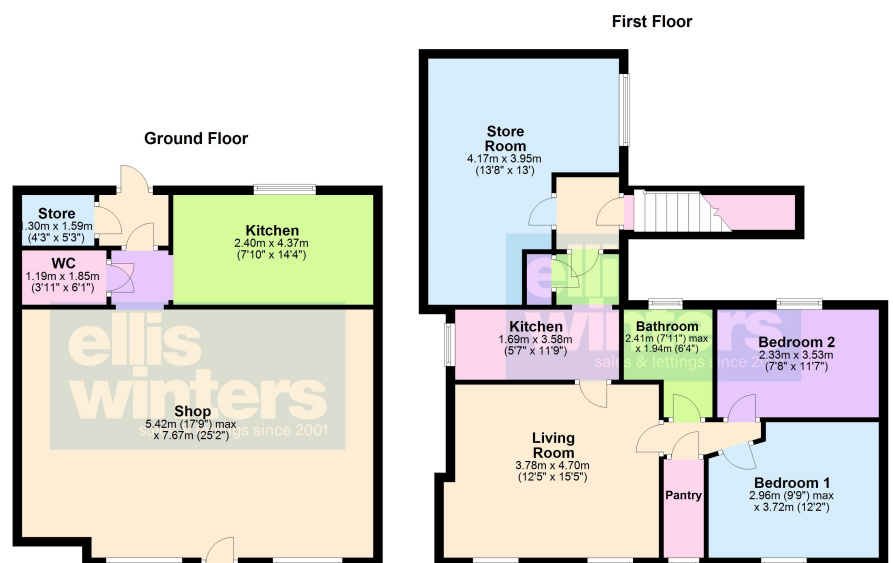


To arrange a viewing call us now on 01354 694900

This fabulous INVESTMENT PROPERTY with SHOP PREMISES and two bedroom apartment is centrally located in Chatteris and is offered for sale with NO FORWARD CHAIN.

The shop premises are currently tenanted on a rolling Contract and the apartment is vacant.

The premises require some modernisation but offer lots of potential moving forward.



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GROUND FLOOR

SHOP

7.67m (25'2") x 5.42m (17'9") max.

WC

1.85m (6'1") x 1.19m (3'11")

KITCHEN

4.37m (14'4") x 2.40m (7'10")

STORE

1.59m (5'3") x 1.30m (4'3")

FIRST FLOOR

LIVING ROOM

4.70m (15'5") x 3.78m (12'5")

KITCHEN

3.58m (11'9") x 1.69m (5'7")

BATHROOM

2.41m (7'11") max. x 1.94m (6'4")

BEDROOM 1

3.72m (12'2") x 2.96m (9'9") max.

BEDROOM 2

3.53m (11'7") x 2.33m (7'8")

STORE ROOM

4.17m (13'8") x 3.95m (13')

OUTSIDE

The apartment is access via a side walk-way and there are various storage outbuildings plus access into the rear of the shop. A covered stairway provides access up to the apartment.

The shop premises are let on a rolling Contract with an annual rental of £4,000 plus the cost of insurance.

TENURE

Freehold

Fenland District Council Tax

Energy ratings:

Shop premises - Energy rating C

Top floor flat - Energy rating - F

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



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