

COMM286  
Under Offer

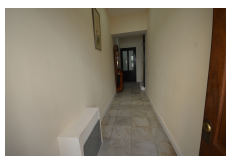
## MAIN STREET

**£2,800,000**



### FEATURES

- 0 Bedrooms
- 0 Bathrooms



Superb freehold property located on the Main Street. Built over two floors and in very good condition. Features within the building include marble floor entrance hallway, large rooms with high ceilings, interconnecting rooms with over door transom windows and some rooms retain original wooden floorboards. A prime and superbly appointed piece of real estate offering an investment opportunity with current Outline Planning Permission to convert the current residential areas into 7 x 1 Bedrooms – 1 studio apt and a communal roof terrace, with the possibility of adding an extra floor and a half. The upper floors would also provide perfect office suites along with penthouse accommodation, plus terraces overlooking the Main Street. The property additionally also includes two retail outlets on the ground floor offering a good rental yield – both with 9 year leases with 3 yearly rent reviews. Property is sold with vacant possession on the residential only. Accommodation: 1st floor: Residential – a 3 bedroom apartment - Total net area 121m<sup>2</sup> plus Patio 8.2m<sup>2</sup> 2nd floor: (level 1) Residential duplex 3 bedroom apartment - Total net area 106.6m<sup>2</sup> plus 3rd floor: (level 2) Residential Internal 39.3m<sup>2</sup> plus Roof terrace 60.7m<sup>2</sup> - Total net area: 113.8m<sup>2</sup> Commercial net area - 93.9m<sup>2</sup> Residential net area - 370.80m<sup>2</sup> Floor plans available upon request. Viewing is highly recommended.

<b>Interior Size:</b>	465m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	70m <sup>2</sup>	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£5,600.00
<b>Furnishing:</b>	Unfurnished		