

COMM519  
Available

TOWN

**£710,000**



**FEATURES**

- Lock Up Garage

For Sale - Opportunity knocks with this enticing commercial offering! Positioned just steps away from Main Street, this prime commercial unit awaits on the ground floor of a prestigious office building. Boasting approximately 86m<sup>2</sup> of versatile space, it's ideal for a range of business endeavours. But wait, there's more! Adjacent to this unit is a spacious garage, measuring approximately 59m<sup>2</sup>, ready to accommodate additional storage or workspace. The cherry on top? The potential to expand and merge both spaces (subject to planning permission), creating a seamlessly integrated, larger unit to suit your business needs. Don't miss out on the chance to elevate your business to new heights in this sought-after location!

<b>Interior Size:</b>	145m <sup>2</sup>	<b>Rates:</b>	£1189.12 Per Quarter
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	£42.5 Per Quarter
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£4,896.55
<b>Furnishing:</b>	Unfurnished		