



7 HIGH CAUSEWAY, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1AE

Guide Price £369,995



**PENNELL & PARTNERS**

26, High Causeway, Peterborough, PE7 1AJ - 01733 209 222 - hello@pennellandpartners.co.uk

## ABOUT THE PROPERTY

Welcome to this exceptional opportunity to own a prime high street shop in the heart of Whittlesey. This property offers a large shop floor with excellent visibility and foot traffic, as well as a self-contained three-bedroom flat above, currently generating a good level of rental income. With the added advantage of versatile development potential, including conversion to multiple flats or an HMO, or the option to split into two ground floor shops with flats above, this property is a remarkable investment with endless possibilities.

### Key Features:

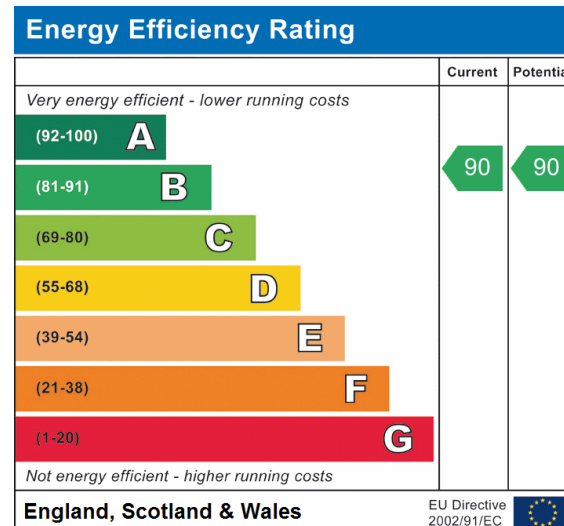
- 1. Spacious Shop Floor:** Step into the expansive shop floor, perfectly positioned on Whittlesey's bustling high street. With ample space to showcase your products or create an inviting retail environment, this area offers endless potential to establish a successful business.
- 2. WC, Store Room, and Kitchen:** The property comes complete with a convenient WC, a store room for inventory or supplies, and a functional kitchen. These additional spaces provide practicality and versatility for your business needs.
- 3. Self-Contained Three-Bedroom Flat:** Above the shop, you'll find a spacious self-contained three-bedroom flat, which is currently generating a good level of rental income. This presents an excellent opportunity for additional revenue or as accommodation for the owner or employees.
- 4. Development Potential:** The property offers exceptional development potential, with the possibility to convert the entire building into multiple flats or an HMO. Alternatively, you can explore the option of splitting the ground floor into two separate shops, each with flats above. Take advantage of the increasing demand for residential properties in the area and maximize your investment.

### Location:

Situated in the heart of Whittlesey, this property benefits from a prime high street location. Whittlesey is a vibrant and thriving town, attracting locals and visitors alike with its array of shops, restaurants, and amenities. The area also offers excellent transport links and is within easy reach of major cities, making it a sought-after destination for businesses and residents.

Don't miss out on this exceptional opportunity to own a prime high street shop with a self-contained flat and versatile development potential in Whittlesey. Contact us today to arrange a viewing and explore the endless possibilities this property has to offer!

EPC Rating: B (90)



## SHOP FLOOR

2.88m x 4.23m (9' 5" x 13' 11") Timber part-glazed door to front elevation. Large Shop window to front elevation. Currently laid out as a shop floor, open archways through to :-

## SHOP FLOOR

3.06m x 4.23m (10' 0" x 13' 11") Large Window to front elevation. Archway through to :

## SHOP FLOOR

3.55m x 4.05m (11' 8" x 13' 3") UPVC double glazed window to rear elevation. Door to rear Entrance Hall.

## STORE ROOM / DRESSING ROOM

2.39m x 4.05m (7' 10" x 13' 3")

## KITCHEN AREA

3.02m x 3.09m (9' 11" x 10' 2") UPVC double glazed window to side elevation. Door leading to:

## RECEPTION ROOM

2.97m x 1.93m (9' 9" x 6' 4") UPVC double glazed window to side elevation.

## W.C.

1.49m x 1.16m (4' 11" x 3' 10") Fitted with Low level W.C. and wash hand basin.

## FIRST FLOOR SPACE

## LANDING

## MASTER BEDROOM

3.6m x 4.2m (11' 10" x 13' 9") UPVC double glazed window to rear elevation.

## BEDROOM TWO

2.94m x 4.23m (9' 8" x 13' 11") UPVC double glazed window to front elevation. Archway leading through to:

## LIVING ROOM

3.06m x 4.23m (10' 0" x 13' 11") UPVC double glazed window to front elevation.

## Bathroom

Three piece bathroom, comprising Bath with shower over, wash hand basin, and low level W.C.. Tiled splashbacks, and extractor fan.

## KITCHEN

2.33m x 3.45m (7' 8" x 11' 4") UPVC double glazed window to side elevation. Range of base and eye level units with worktop over. Stainless sink and drainer. Space and plumbing for washing machine. Space for Cooker and fridge freezer.

## BEDROOM THREE

2.29m x 3.79m (7' 6" x 12' 5") UPVC double glazed window to side elevation.

## OUTSIDE

The front of the unit is reached via the partially pedestrianised zone within the Town centre of Whittlesey.

There is a gravel drive way to one side of the shop, which gives access to the rear of the shop via a lockable timber gate. the rear yard is laid to block paved patio area, set behind a high brick wall.