





## PROPERTY DESCRIPTION

Renovated to a superb and impressive standard, this delightful light and bright double fronted shop, has an impressive footprint approaching 1,600 square feet and offers a flexible layout which is ideal for a variety of different ventures. Located in the popular historical town of Colyton, in an ideal central position at the heart of the market place, benefiting from a range of character features, including two medieval fireplaces and exposed brick and stone walls.

Parkside Antiques has been in business since 1967 and opened in Colyton in 2018, where it has been successfully trading and has recently renovated the premises, including; new electrics, new plumbing, emergency lighting and a stylishly fitted shower room.

This truly special commercial shop has an excellent lease of 999 years from 1992 and benefits from a 50% share of the freehold and is beautifully presented, offering a 'turnkey' opportunity to any investor or business owner.

## FEATURES

- Charming and Full of Unique Character
- Spacious and Beautifully Presented
- Kitchen/ Dining Room
- Stylishly Fitted Shower Room
- Historic Town Centre Location
- Leasehold With A Share Of The Freehold
- Double Fronted Shop
- Almost 1,600 Square Feet
- Light and Bright Showroom
- Separate Workshop/ Office With Storage





## ROOM DESCRIPTIONS

### Main Showroom

A delightfully spacious, light and bright showroom offering an excellent space with the benefit of a storage area, two medieval fireplaces and feature exposed stone and brick walls.

From the main show room, there is access to the workshop/ office, the rear showroom and a side hallway with attractive flooring which leads to the kitchen/ dining room and shower room.

### Rear Showroom

Exposed stone and brick feature walls.

### Workshop/ Office

Exposed stone feature walls. Presently used as a workshop with a workbench and fitted shelving units for storage. This could also make a useful office.

### Kitchen/ Dining Room

Exposed stone and brick feature walls. The kitchen has been principally fitted to two sides with an L shaped run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap. Inset space for cooker. Space and plumbing for washing machine. Space for free standing fridge freezer.

Bi-folding door to: -

### Shower Room

A stylishly fitted white suite, comprising; close coupled WC with wooden seat, good sized shower cubicle with glazed door, fitted with a Triton electric shower. Vanity style wash hand basin with chrome mixer tap and cupboard beneath. Electric heated towel rail. Feature exposed stone wall.



### Colyton

The small 'rebel' town of Colyton has many old buildings and properties of historical interest and at the heart of the town is the very fine 15th Century lantern tower church. The town has a good variety of amenities including a health centre, library, churches, public houses, a heritage centre and the Tram station is only a short walk away. The 'Market Place' has many independent shops including a bakers, cafes/tea shops, butcher, accountants and hair salon, along with a convenience store, pharmacy and post office.

### Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place.

References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

