



## Engineers Lane

Ref: 19542682

- Prime location
- CCTV Security System
- Reverse Cycle Air Conditioning Throughout

- Flexible sale terms
- 21-year commercial lease

### Additional Information

Internal 96 sq m  
Rates £1,054.52 per quarter

A rare opportunity to acquire a long-term commercial lease for a well-located catering premises just minutes from the town centre. This versatile property is ideal for food service operators, culinary professionals, or investors seeking a strategically positioned space with strong potential.

The ground floor features a fully functioning commercial kitchen designed for efficient, high-volume production. The upper level includes a stylish show kitchen and dining area, perfectly suited for demonstrations, private dining, or event hosting.

The premises benefit from reverse-cycle air conditioning throughout and a comprehensive CCTV system for added comfort and security. The vendor is flexible regarding the inclusion of equipment, allowing buyers to tailor the space to their operational needs.

Situated close to the town centre, the property enjoys excellent visibility, easy access, and steady foot traffic. Surrounded by complementary businesses and amenities, it is ideally positioned to attract both local clientele and event-based business.

Enquiries are welcome for viewings or further information.

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