



## 50 High Street

, Carluxe, ML8 4AJ

**£595 Per month**

Formed on the ground floor over one level and situated on the High Street, an extremely central and busy location with a substantial amount of footfall.

This fully renovated space would lend itself to a variety of uses such as retail, showroom, beautician, barbers etc.

Comprising a bright shop front of approximately 240 sq ft, with back office, storage and wc facilities. Also benefitting from rear door access onto Cassels Street.

Neighbouring occupiers include hot food takeaways, coffee shops, retail, hair stylists and beauticians

The property is available on a full repairing and insuring head lease for a negotiable term, £7,200pa.

Rateable Value £3,850

EPC C

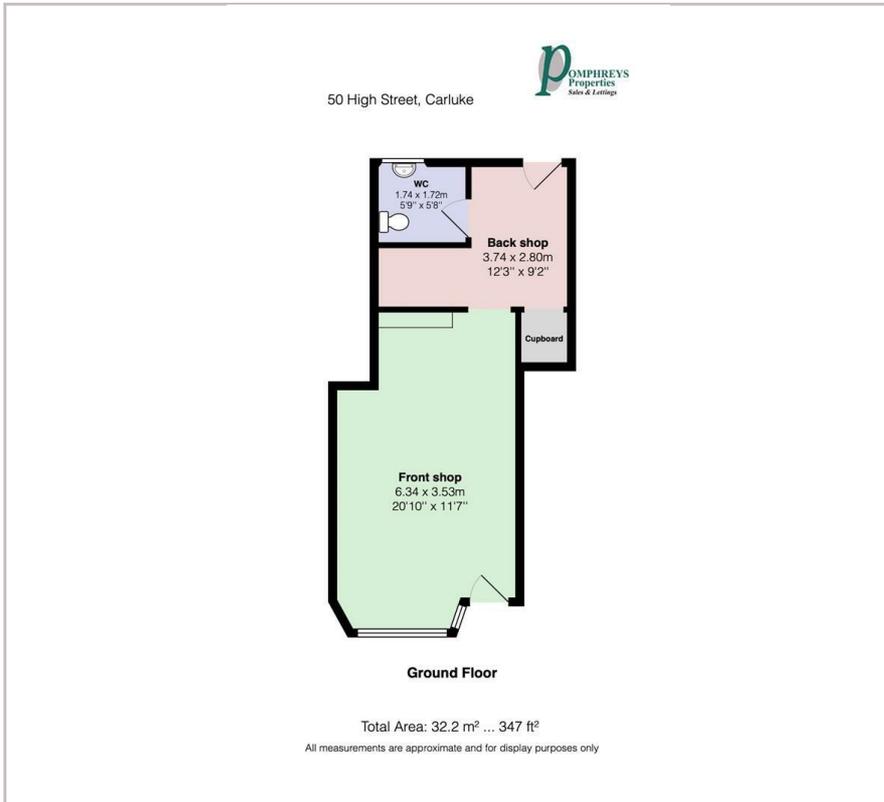
### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Ground Floor premises in a busy central locale
- Fully Renovated throughout
- Large shop front with back office, wc and storage
- Benefits from rear access to Cassels Street
- Immediate Entry



## Floor Plan



## Area Map



## Energy Efficiency Graph



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