



Market Hill, fronting Bakehouse Mews,

- Two story retail/offices
- Separate ground and first floor areas
- Within Select Courtyard
- Town centre location

PRICE
£750
PCM

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Office/retail space over two floors forming part of the select Bakehouse Mews Courtyard complex all central located within the heart of Rothwell town center.

Ground floor comprises c.25sq.m former Saloon/Barber one open area fronting the Mews Courtyard.

First floor offices located directly above ground floor area yet accessed separately via shared outside stairway. Entrance into kitchenette area, single toilet and inner lobby leading to two separate rooms/offices measuring c.23sq.m and c.11sq.m respectively.

Part double glazed and electric heated.

GROUND FLOOR AREA

18'2" x 15'3" (5.56m x 4.65m)
Access from within the Bakehouse Courtyard. Open plan office area with two sash style windows to front

FIRST FLOOR AREA OPEN TO KITCHENET

Via glazed and timber panelled door with window to side, Sink and work top. Exposed stone feature wall, door to Cloakroom/WC and doorway to Inner Lobby Area

CLOAKROOM/WC

Having continuation of laminated wood block style flooring and exposed stone wall, WC and wash hand basin

INNER LOBBY AREA

Having doorways to two office areas and and storage cupboard

OFFICE ROOM 1

18'1" x 13'9" max narrowing to 10'4" (5.53m x 4.20m max narrowing to 3.15m)
Having two double glazed windows to front, wall mounted electric heater, beamed ceiling and exposed brick feature fire surround, laminated wood block style flooring

OFFICE ROOM 2

12'7" x 9'4" (3.84m x 2.85m)
Having double glazed window to front, beamed ceiling and exposed brick feature fire surround wall mounted electric heater and laminated wood block style flooring



call to view 01536 418100

