



## 114, 114a, 116, 116a Wellington Street, NN16 8RJ

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\* INVESTMENT OPPORTUNITY.**

Former shop with good sized workshop, additional secured parking on premise to the rear, office space and Store Room. Double Garage and two x 1 bed first floor flats (one above the shop and one above the double garage).

No. 114a: Flat 1: Double glazed and comprising entrance with inner hall/study area, open plan to lounge, kitchen, double bedroom and bathroom.

No. 116a: Flat 2: Also double glazed and have electric room heaters. Comprising Kitchen, Lounge, double bedroom and bathroom.

No. 114: Shop & Workshop: Single chamber shop fronting onto Wellington Street with good sized workshop (including inspection ramp) to rear.

No. 116: Double garage with electronic metal door and power and lighting connected. Plus additional extensive enclosed parking, small office and store room.

Business Rates as of 1 April 2026 - £4,600 - This is not what you pay and small business relief available.

**NEW ON**  
**Chain Free £320,000**

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