



TOTAL APPROX. FLOOR  
AREA: 985 SQ. FT.

**DANIEL BREWER**  
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



THE STREET, TAKELEY, BISHOP'S STORTFORD  
OFFERS OVER £160,000

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## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Grade II Listed Commercial Property
- Traditional Charm
- Back Office
- Parking for Three Vehicles Out Front
- Easy Access To Stansted Airport, M11 & A120
- Multiple Display Room
- Exposed Timbers & Brickwork Throughout
- WC
- Main Takeley Street Location

Situated within a prominent position in Takeley Street, this versatile Grade II listed commercial property offers flexible accommodation, suitable for a variety of business uses.

The premises is entered via a welcoming reception lobby, leading through to three main rooms which provide ample space for workstations, client consultations or displays. To the rear, there is a distinct back office/staff room, offering practical storage or a private break area, alongside WC facilities.

The property benefits from large original display windows, and plenty of traditional charm with exposed timbers and brickwork throughout.

Conveniently located with excellent access to Stansted Airport, this unit represents a fantastic opportunity for a local business looking to establish or expand their presence in the area.

### **Entrance Lobby/Third Room**

12'9" x 8'2" (3.9m x 2.5m)

Original door to front aspect, single glazed windows to front & side aspects, timber panel flooring, brick wall, various power points. Opening to: Central Area.

### **Principal Room**

19'8" x 16'0" (6.0m x 4.9m)

Double original doors to front, single glazed bay windows to front aspect, exposed timbers, exposed brickwork, timber panel flooring, inbuilt matted area, ceiling mounted spotlight array, various power points. Opening to: Second Room.

### **Second Room**

19'8" x 11'1" (6.0m x 3.4m)

Single glazed bay window to front aspect, single glazed window to front aspect, access to utility board, exposed timbers, timber panel flooring, inset spotlights, various power points. Opening to: Third Room.

### **Fourth Room**

Single glazed window to rear aspect, exposed timbers, timber panel flooring, inset spotlights, ceiling mounted spotlight array, various power points.

### **Back Office/Fifth Room**

Single glazed window to side aspect, timber panel flooring, inset spotlights, various power points. Access to: WC

### **WC**

Low level WC, wall mounted wash hand basin, vinyl flooring, ceiling mounted light fixture.

### **Shop Usage**

Class E usage.

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