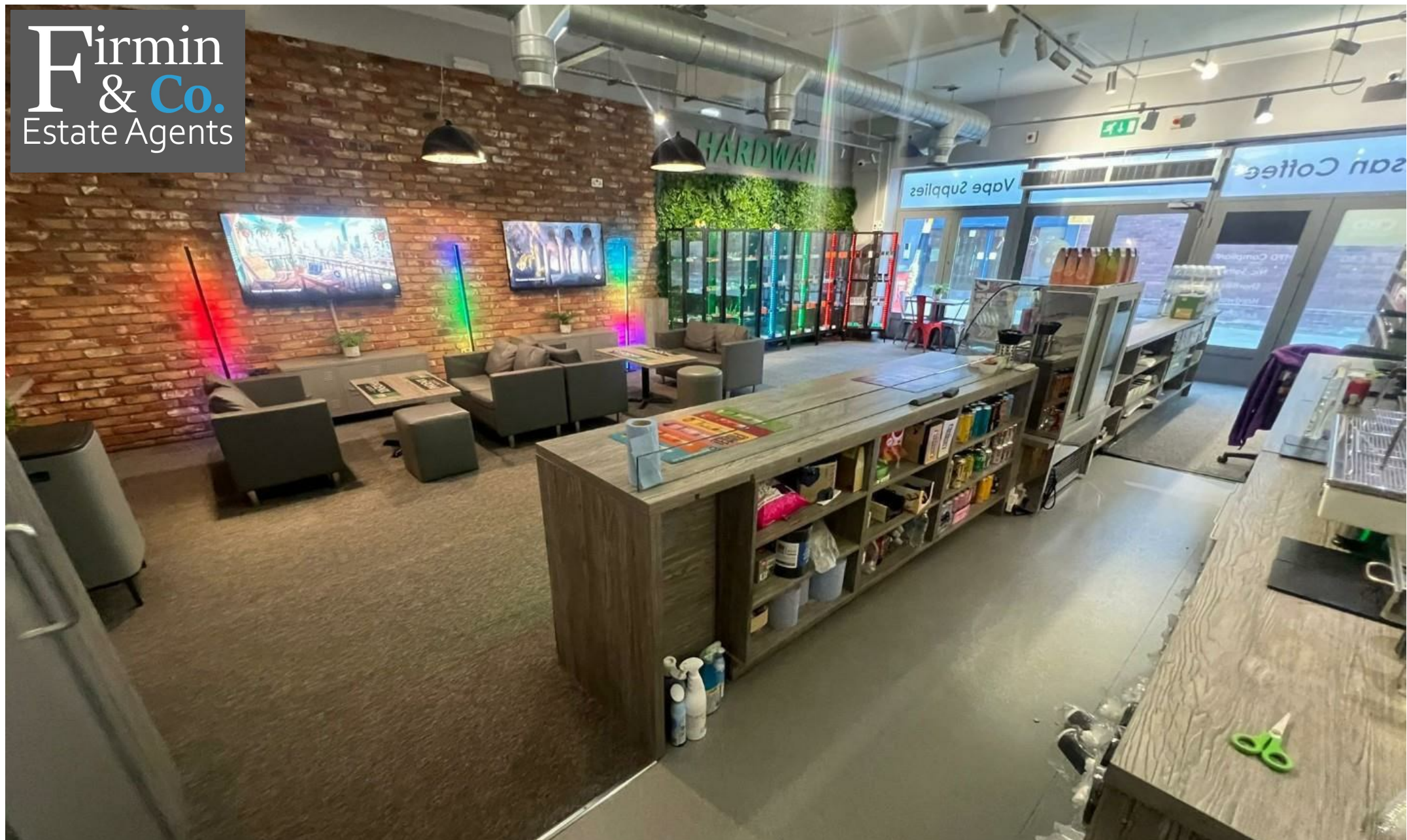




5 Wentworth Street
PE1 1DH

5 Wentworth Street

PE1 1DH

Prominent Retail / Leisure Unit –
Established Location – £1,345.00 per
calendar month.

An excellent opportunity to acquire a
well-positioned commercial unit on
Wentworth Street, offered at a
competitive rent.

The property has been successfully
operated as a popular vape lounge for
approximately 10 years, building up a
strong local reputation and consistent
customer base. This makes it an ideal
opportunity for a similar business to
continue trading, or for a new occupier to
benefit from the established footfall and
visibility.

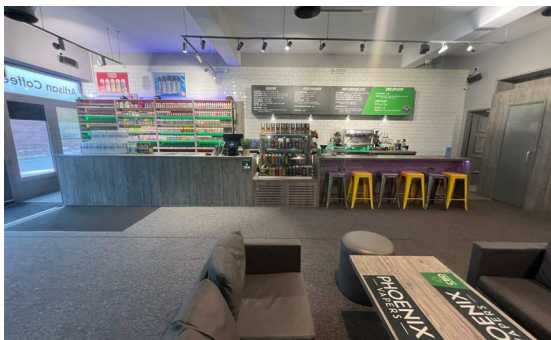
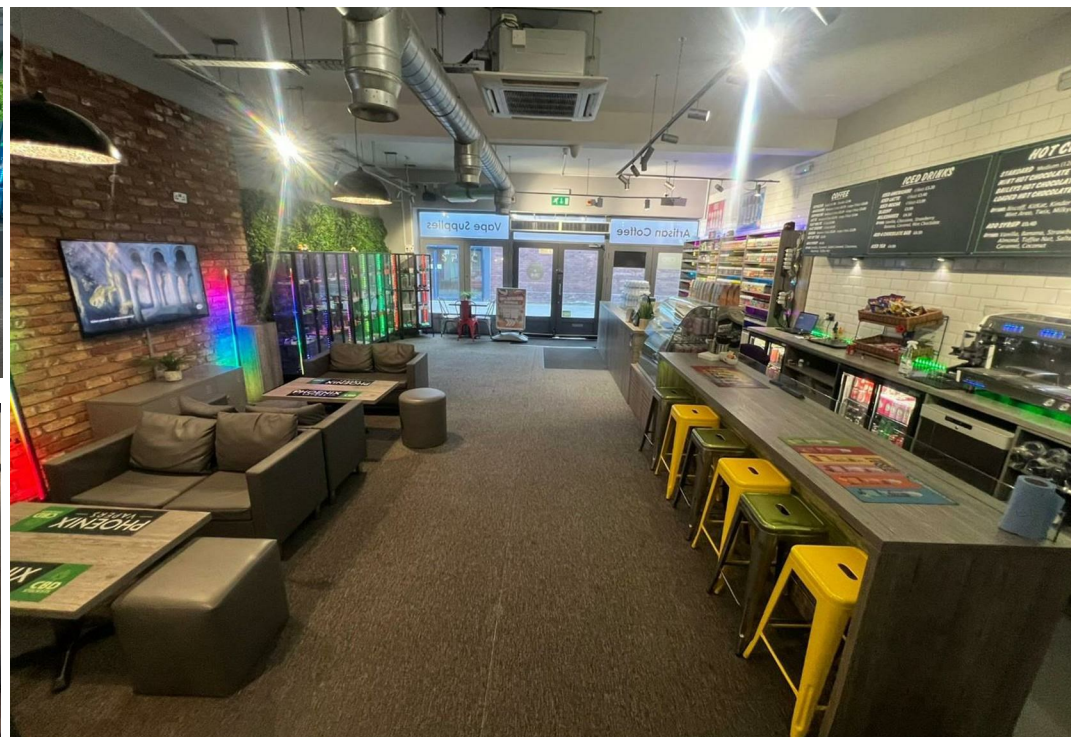
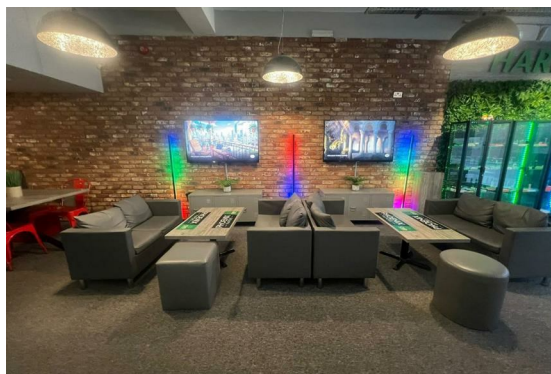
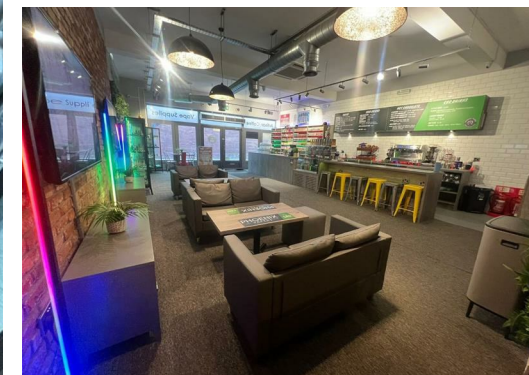
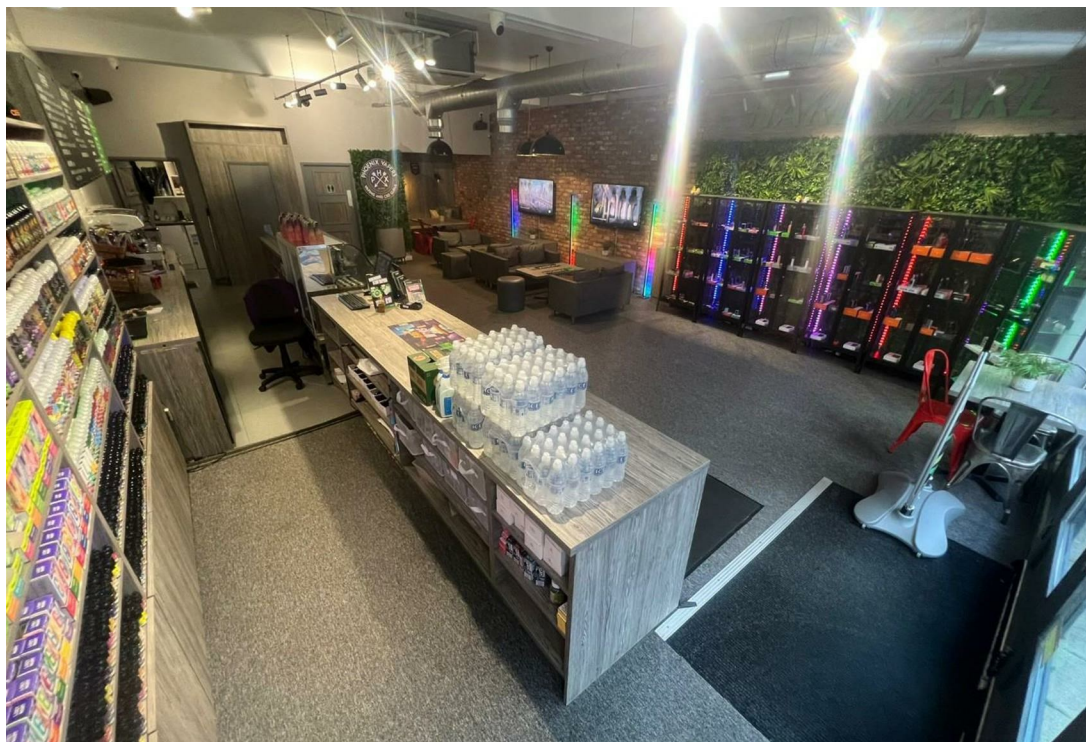
The unit offers a versatile open-plan
layout, suitable for a range of retail or
leisure uses (subject to any necessary
consents). Its prominent position ensures
good passing trade, while the
surrounding area supports a variety of
independent and local businesses.

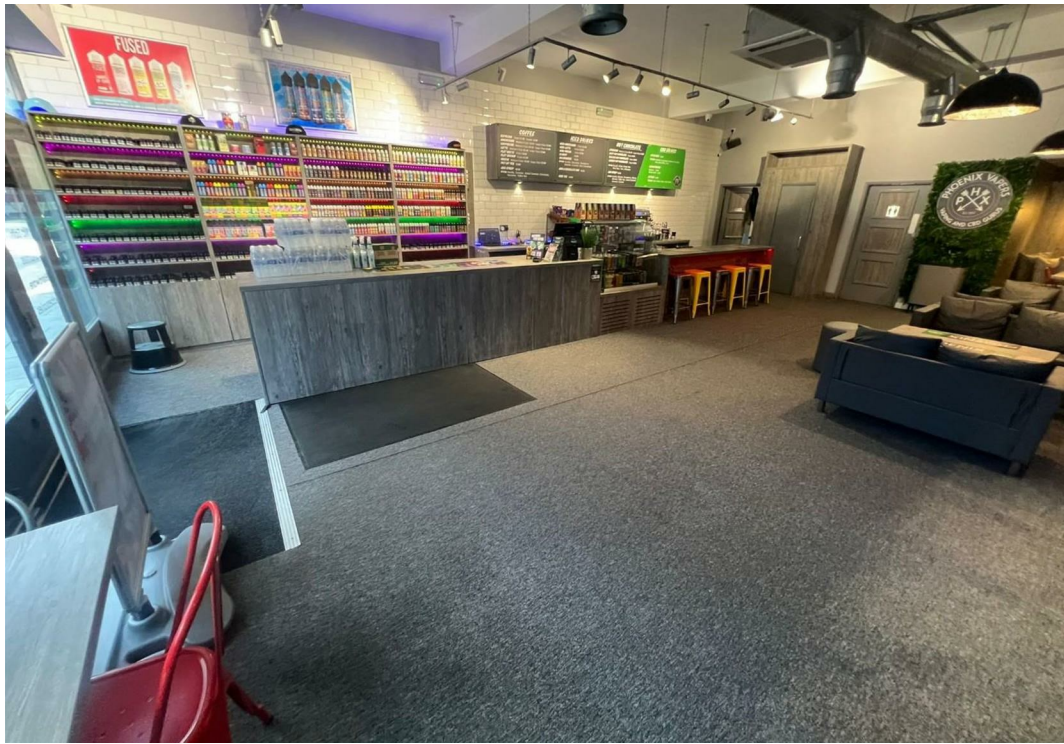
Key Features:

Established commercial location
Previously operated as a successful vape
lounge for 10 years
Strong local customer base and repeat
trade
Versatile retail / leisure space
Prominent position with good footfall

This property would suit a range of
occupiers including retail, vape, café-
style concepts, or other customer-facing
businesses looking to take advantage of
an already proven location.

Early enquiries are highly recommended.

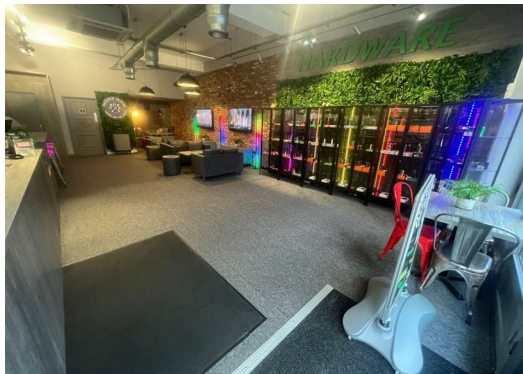
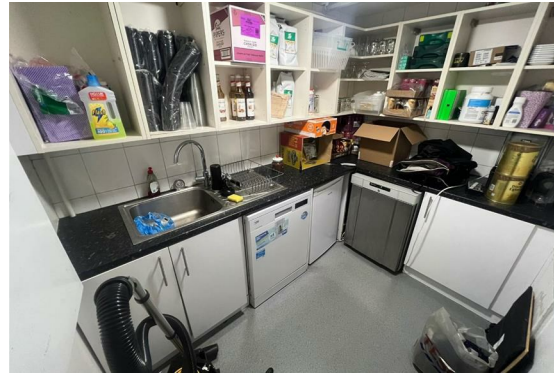




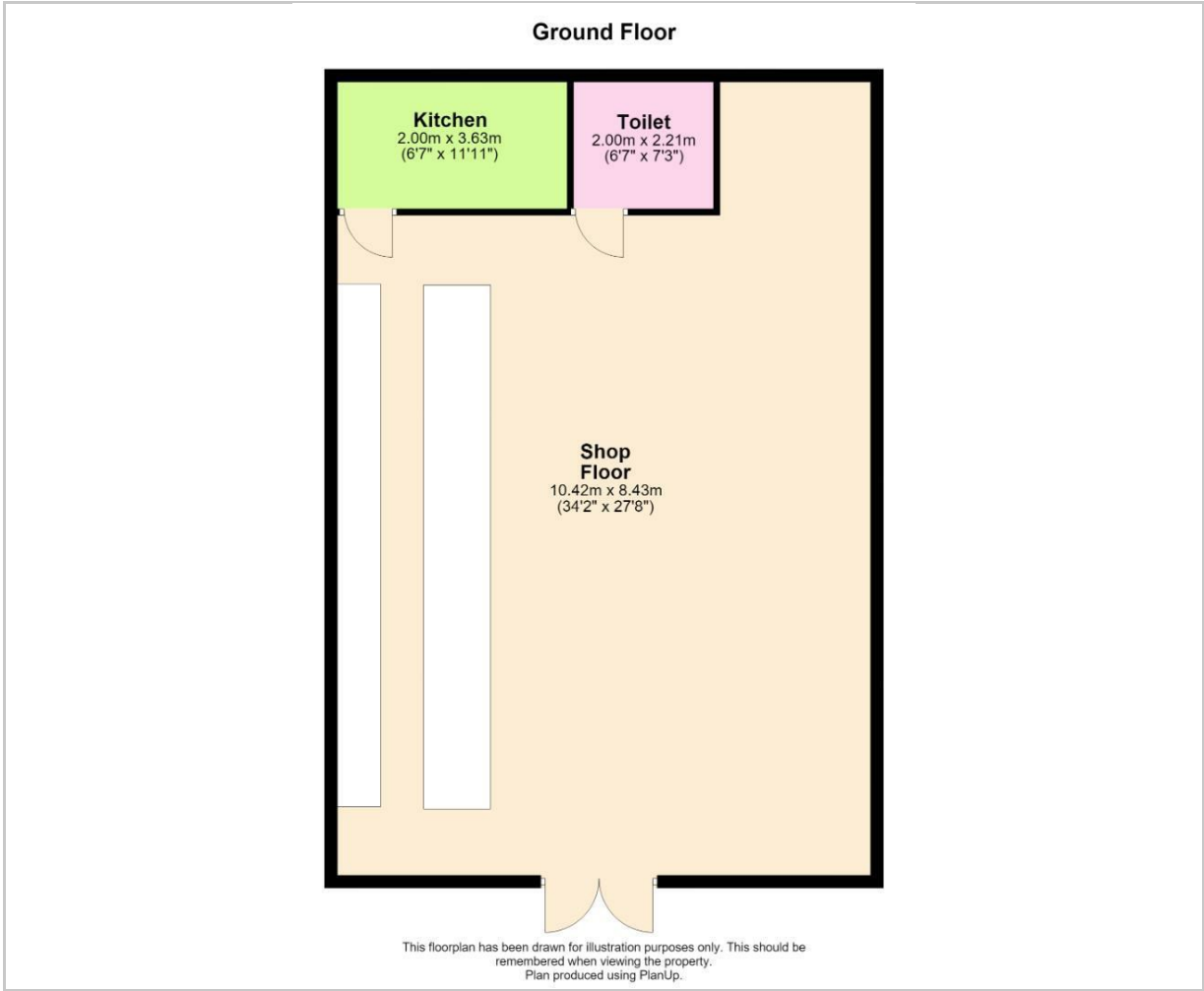
Shop Floor
34'2" x 27'7" (10.42 x 8.43)

Toilet
6'6" x 7'3" (2.00m x 2.21m)

Kitchen
6'6" x 11'10" (2.00m x 3.63m)



Floor Plan



Viewing

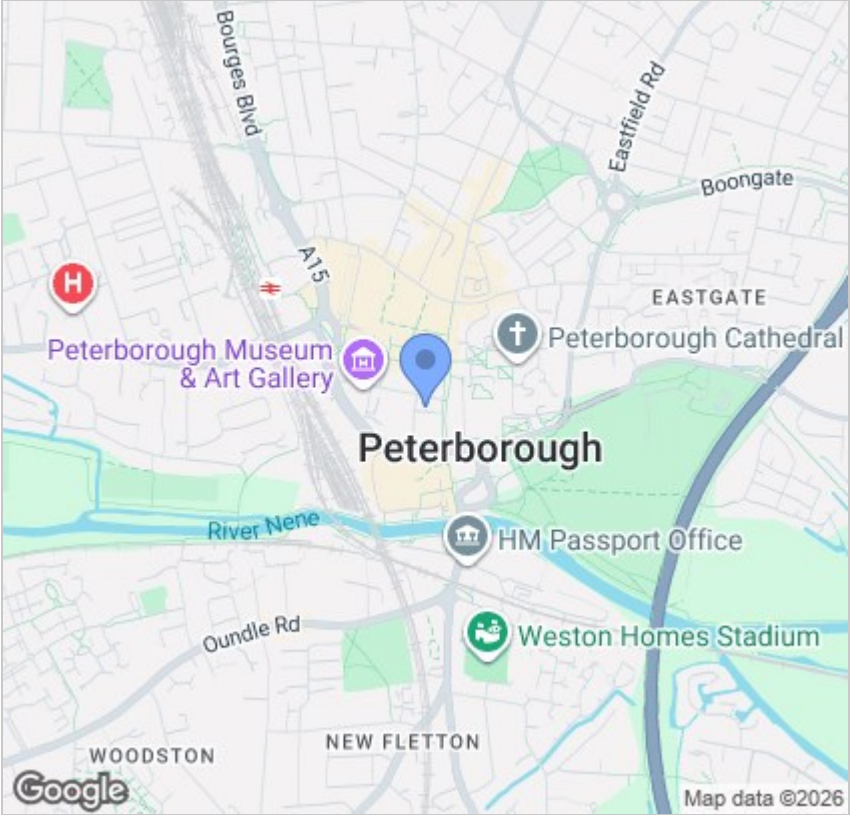
Please contact our Lettings Office on 01733 973673 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Area Map



Energy Efficiency Graph

