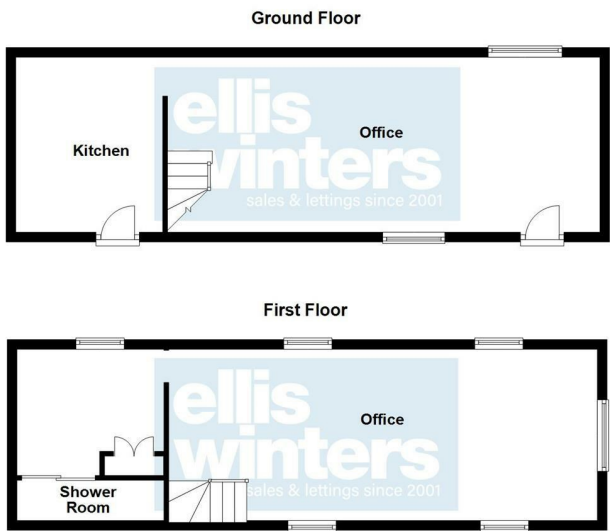




Ground Floor

Office
8.97m (29'5") x 3.63m (11'11")

Kitchen
3.57m (11'9") x 3.05m (10')

First Floor

Landing

Shower Room

Office
8.99m (29'6") x 3.60m (11'10")

Further Information
Length of tenancy: Long Term
Council Tax: N/A
EPC Rating: TBC

Agents Note
Please note that all photos were taken before current tenant moved into the property.

Holding Deposit
At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.

Tenant Reference and Credit Checks
As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective

tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

We are proud to present this commercial property that dates back to the 1800's situated on the High Street of the thriving village of Somersham. This property offers two large office spaces, kitchen and a shower room. There is parking to the front of the property for around three cars. Available in June with a deposit of £1200

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