

High Street

Malmesbury



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16 High St Malmesbury

Lockstones are proud to present for sale 16 High Street Malmesbury, known by locals simply as "the flower shop".

The property benefits from a double fronted window space facing directly onto Malmesbury's primary retail area with 749 sqft of retail space.

The current tenant has indicated a willingness to negotiate a new lease or to vacate the space at the new buyers convenience.

The internal space is currently divided into a sales and preparation area; the sale area benefits from striped wood flooring with exposed red brick walling and feature fireplaces creating an appealing rustic look.

The preparation area is accessed via a flagstone floored passage leading to the rear space. This space has a rear access and window which fronts onto Griffin Ally.

Toilet facilities and water is also available in this area.



16 High St Apartment

Beautiful apartment dating back to the 16th Century boasting a plethora of period features including Tudor fireplace, exposed chamfered beams, exposed stone and brickwork and wood panelling. The accommodation comprises a kitchen dining room, living room and two bedrooms. Further benefits include a good size bathroom and good storage space.

Entrance

Separate access via Griffin Alley. Laminate flooring. Stairs to first floor. Wood panelling.

Landing

Split level landing. Window to front. Storage cupboard. Exposed stone walls. Doors to:

Kitchen Diner

Sash window with secondary double glazing to front. Matching range of wall and base units with worksurface over and tiled splashbacks. Inset stainless steel sink and drainer with mixer tap. Integrated eye level double oven and gas hob with extractor fan over. Space for dishwasher, washing machine and fridge freezer. Exposed stone wall and beams. Spotlights and radiator. Opening to:

Living Room

Sash window to front with secondary glazing. Exposed stone walls and beams. Tudor fireplace with stone surround and hearth. Wall light points. Wood effect flooring. Down lights





Bedroom Two

Window to side. Exposed beams. Feature fireplace.

Bathroom

Window to side. Three piece suite comprising panel bath with tiled surround, shower over and separate shower wand with shower screen, pedestal wash hand basin and w/c exposed beams, wood panel and stone wall. Radiator.

Store Room / Reception Room

Double doors leading to covered area. Exposed stone wall and feature fireplace with wooden mantel. Storage cupboard and alcove storage. Radiator.

Second Floor

Landing

Double doors leading to balcony. Opening to

Storage Room

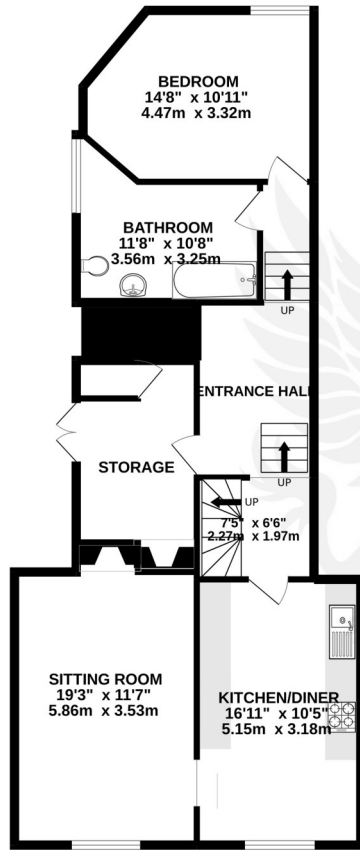
Exposed stone wall and beams. Loft access.

Bedroom One

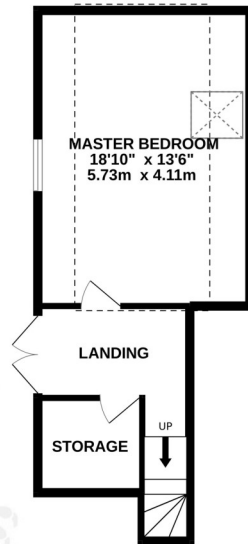
Velux window to side. Exposed stone wall and beams. Radiator. Eave storage cupboard.



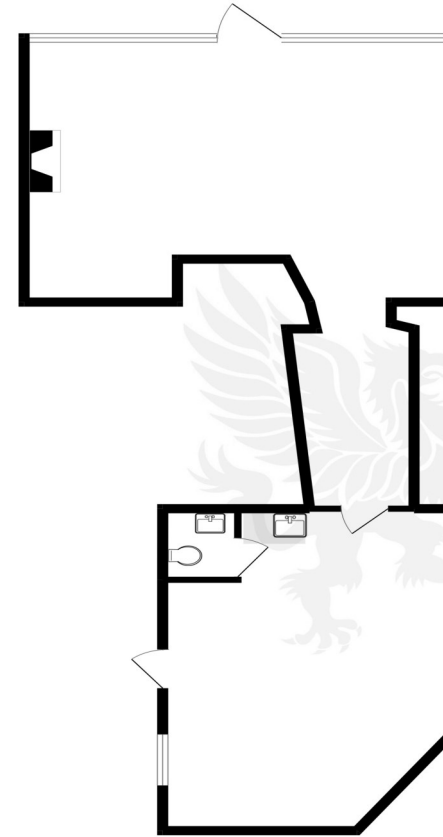
GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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