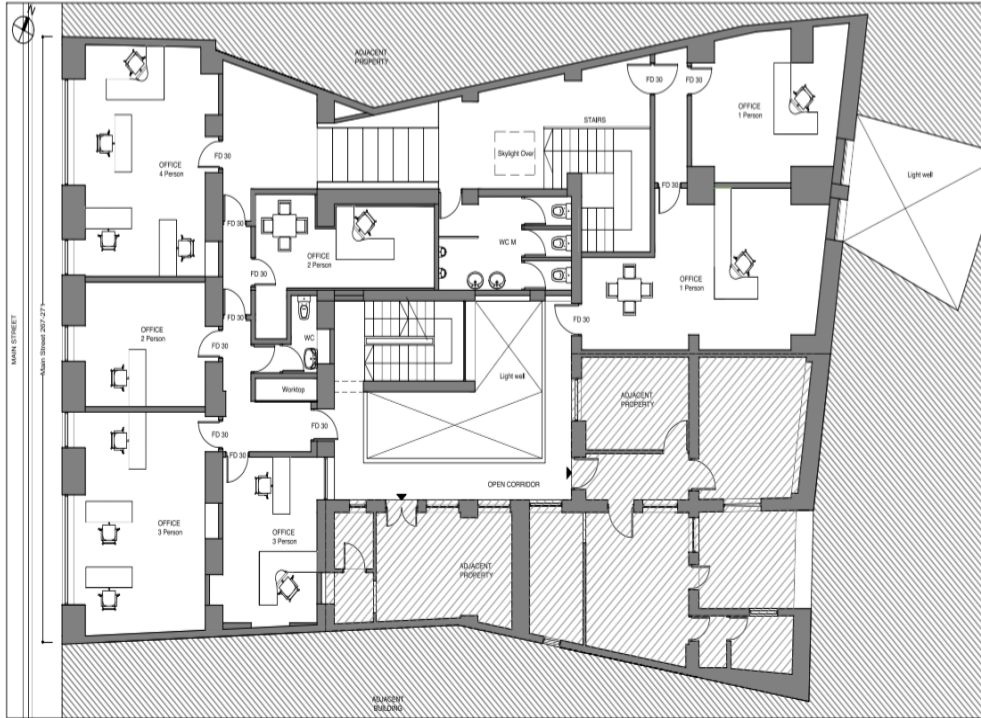


# HILLS PROPERTIES

## OPENING DOORS FOR YOU

TOWN AREA

Ref: G2744



First Floor as Existing  
Scale 1:100

### AT A GLANCE

- Ideal location
- Great potential
- Long lease
- First floor
- Residential/commercial use

### SPECIFICATIONS

Beds:	0
Baths:	0
Living Area	250m <sup>2</sup>

### OUTGOINGS

Service charges:	TBC
Rates:	TBC

### DESCRIPTION

First floor unit for sale overlooking Main Street. Currently consisting of office units, the property can be converted into a more modern office layout or into apartments (planning permission has previously been granted for a large 4 bedroom apartment and two 1 bedroom apartments). Approximately 250sqm in size, the premises benefits from a 985 year lease. Viewing is highly recommended in order to view the full potential of this property. For further information please contact us on 00350 20050605 or [brian@hills-properties.com](mailto:brian@hills-properties.com)

## £1,200,000

Whilst every effort is made to ensure the accuracy of information, no guarantee is expressed or implied and no representations or warranties are made as to such accuracy, which may be subject to errors, omissions, price changes, prior sale and withdrawal without notice.