

Town centre shop with two floors of stock areas and workshop and separate 2 bedroom apartment



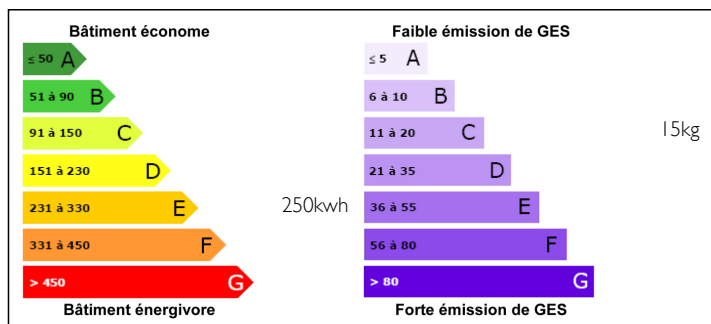
## INFORMATION

Town:	Hesdin
Department:	Pas-de-Calais
Bed:	2
Bath:	1
Floor:	149 m2
Plot Size:	0 m2

## IN BRIEF

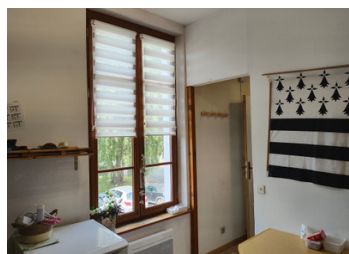
The busy market town of Hesdin with its bars, restaurants and shops is known as the gateway to the Seven Valleys. Easily reached from Calais and Paris via the A16 motorway the town is an ideal starting point for all areas of N Europe and the UK.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Currently a business selling decorative objects, this excellent town centre commercial property comprises

Ground floor display area of 73m<sup>2</sup> being

The main display section - 5,8m x 9,2m

Secondary display area - 4,8m x 5,8m

On the first floor

A landing with WC and access to the second floor

Stock room 1 - 1,5m x 3,5m

Stock room 2 - 2,7m x 4,3m

On the second floor

Stock and work room - 4,6m x 4,3m

All is in excellent condition having been renovated with new electrical and plumbing systems in the last two years.

The property comes with a duplex apartment to the side and above the shop which comprises

Stairs to the first floor accommodation

Open plan Lounge / Dining area

Kitchen

WC

Bedroom 1

On the second floor

Bedroom 2

Bathroom

The apartment is occupied by a long term tenant giving an income from day one.

Viewing is by appointment only

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **966 EUR**

## NOTES