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## Capelles Furnishing Store

### £280,000


Les Capelles, St. Sampson, GY2 4GJ | Local Market | TRP 193


 x 0  x 1  x 4





### Property Overview

A spacious commercial building offering over 2,309 sqft with four parking spaces.

 Lapsed permission for two domestic units

 Great location

 Excellent frontage

 Parking for four vehicles

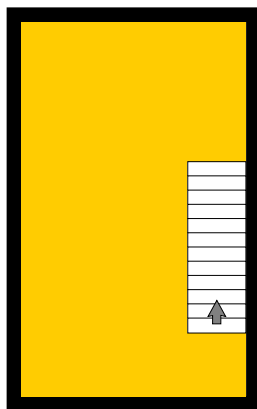


# About Capelles Furnishing Store

Sheppards are delighted to bring this well known retail outlet with storage facilities to the market which has been the home of Capelles Furniture Store for just over 41 years.

The property is split over three floors and also has the added benefit of four parking spaces and has an excellent frontage for all to see when commuting.

## Floor Plan

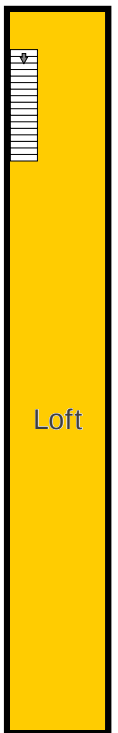


Basement



Shop Floor

Ground Floor



Loft

First Floor

## Capelles Furnishing Mart

**Basement:** 6.38m x 3.84m (20'9 x 12'5)

**Office:** 2.82m x 2.56m (9'2 x 8'3)

**WC:** 2.82m x 1.17m (9'2 x 3'8)

**Shop:** 20.0 x 3.73m (65'6 x 12'2)

**Attic Space:** 28.2m x 3.73m (92'5 x 12'2)

### Services

Mains electricity & water

### Heating

No fixed heating

### Drainage

Mains drain

### What3Words

///sincerely.protections.chained

### Viewing and Possession

By appointment and arrangement through Sheppards Estate Agents only

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