

MILLER GERRARD

Solicitors and Estate Agents



**‘BOBBY’S STORE’
NUMBER 1, THE CROSS
COUPAR ANGUS**

**OFFERS OVER
£22,000**

‘BOBBY’S STORE’ NUMBER 1, THE CROSS, COUPAR ANGUS

Number 1, The Cross, is a substantial property in the centre of Coupar Angus. The property consists of 3 workshop rooms, one internal and one external purpose built store plus plenty more storage areas. Workshop 1, which includes the entrance to the building, is 6 x 3.8 m, Workshop 2 is 5.8 x 3.1 m and Workshop 3 is 4.7 x 4.8 m. This represents a total workshop area of over 63 sq. meters of working space. The two stores add a further 10 sq. meters of space. There is also an easily accessible loft space of around 20 sq. meters, and half of Workshop 3 contains a raised platform with an area of around 10 sq. meters with storage space beneath. (Please note all dimensions are approximate).

In addition the property contains a good sized kitchen and a toilet facility. Much of the property has recently been rewired with a substantial number of 13 amp sockets. The property has mains water and sewage.

Number 1, The Cross is entered from a small private lane next to the The Lime Tree restaurant and is protected by a keypad and a substantial lock. The property has been used as both a workshop for the local Men’s Shed, they have now moved to a self owned building, and a store for the local development trust.











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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE