



## Property Description

Rent: £12,000 pa excl. - Lease terms negotiable Discover a rare opportunity to lease a truly unique and deceptively spacious café space at No. 56 High Street. This charming property offers not just an inviting café front, but also a private studio space to the rear. With its prime location on High Street, you'll be positioned to attract a steady stream of foot traffic and a loyal customer base. The café itself is designed to provide a warm and welcoming atmosphere, with ample space for indoor seating and a layout that's flexible for your vision. The rear studio adds even more versatility with potential outdoor seating. This is a rare gem in a highly sought-after area, and it's available exclusively by appointment. Contact us today to schedule your viewing and secure this incredible opportunity.

The deposit required is £0