



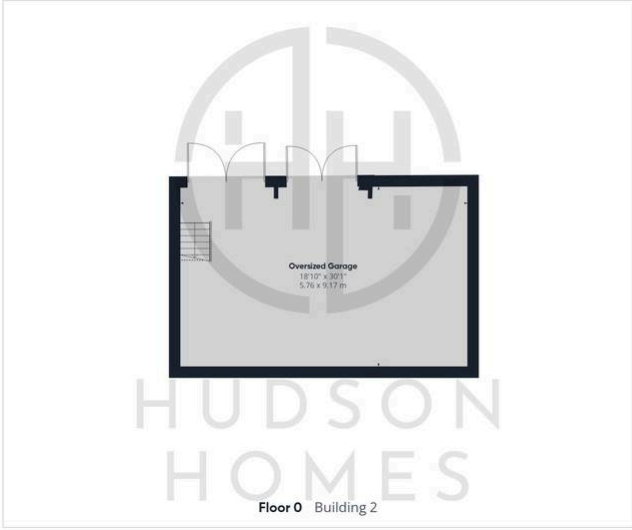
Secondhand City, 45 Burghley Road

£450,000 Freehold

Located on a popular residential road with strong access to local amenities and transport links • Well-proportioned 1,292 sq ft of commercial space • Substantial triple garage with first-floor area above the garage • Prime commercial space offering excellent visibility and consistent footfall • Secure undercover and fully enclosed rear yard, ideal for storage or deliveries



HUDSON
HOMES



Approximate total area⁽¹⁾ 2246 ft² 208.8 m² Reduced headroom 83 ft² 7.7 m²
(1) Excluding balconies and terraces
Reduced headroom Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

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