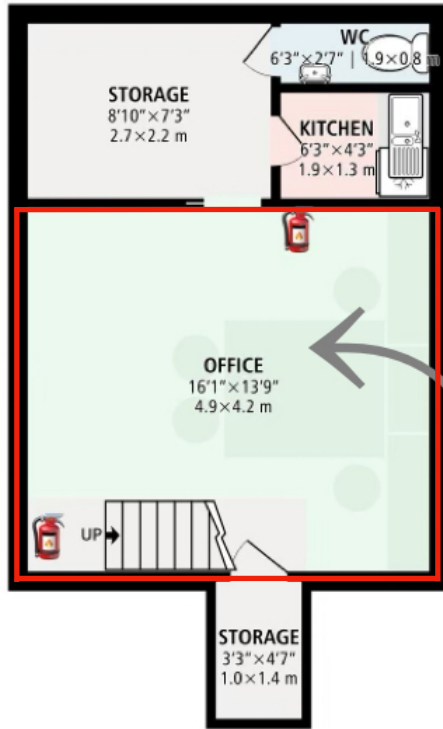




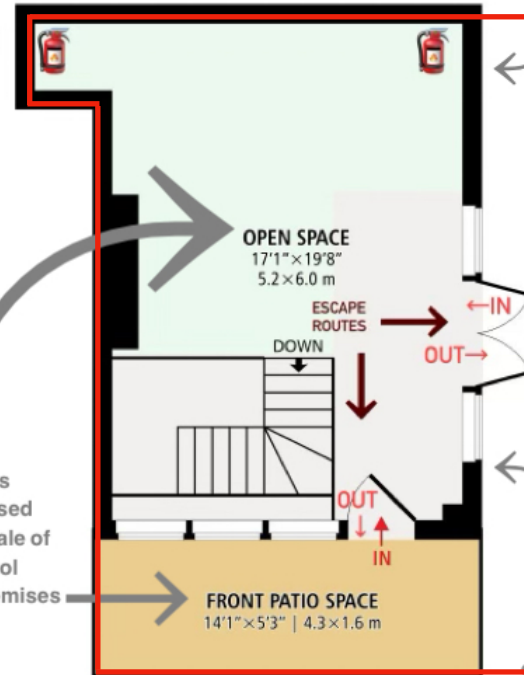
COMMERCIAL UNIT

Total gross internal area:
652.8 sq. ft. | 60.64 sq. m. (approximate)



BASEMENT

365.4 sq. ft. | 33.94 sq. m.



MUNSTER ROAD

GROUND FLOOR

287.4 sq. ft. | 26.7 sq. m.

Outside area to be used for the sale of alcohol on the premises

MABLETHORPE ROAD

Outside area to be used for the sale of alcohol on the premises

Areas to be used for the sale of alcohol on the premises

Disclaimer: This floor plan is for illustrative purposes only. Whilst every attempt has been made in accordance with RISC Property Measurement Standards to ensure the accuracy of the plan contained here, measurements of doors, windows, fixtures and any other items are approximate. All measurements for the individual area lengths and widths are maximum, metered at the widest points. Due to rounding, numbers may not add up precisely. Plots and gardens are illustrative only and excluded from all area calculations. The services, systems and appliances shown have not been tested and no guarantee to their working order can be given.