

The existing property is located within Unit 15, Hilltop Works and comprises a ground-floor commercial unit with two points of access.

The primary (front) access is from Keats Lane, directly connected to the public footpath. Entry is via the front door into a corridor that leads directly into the unit. The entire route is level, providing step-free access and making the unit fully accessible to all users.

A pedestrian footpath runs alongside the building from the front elevation to the rear access point. The rear entrance is accessed via a gated car park, which is open during the unit's operating hours to allow convenient access for customers and staff.

The car park comfortably accommodates up to seven vehicles, with immediate parking available outside the deli. The rear entrance is served by three steps with a handrail to provide support, granting direct access into the deli area. An external toilet facility is also provided at ground level within the car park.

The car park is suitable for use by emergency vehicles, cars, and vans, with direct access and parking immediately adjacent to the rear entrance. Existing street and car park lighting is in place, and additional lighting to access points will be installed where required.

Overall, the unit provides equal and convenient access, benefitting from immediate parking, direct entry points, and a location that is conveniently situated on a public bus route.