



FOR SALE



GRADE II LISTED AWARD WINNING CONTEMPORARY TEA ROOM & BOOK SHOP SITUATED IN THE HEART OF AXBRIDGE TOWN.

GUIDE PRICE £295,000

Situated in the heart of the Axbridge town, a rare opportunity to purchase a delightful intimately furnished interior Tea Room situated over two floors equalling approximately 67.76 square meters.



A delightful intimately furnished interior including spiral staircase, log burning fire upstairs, wooden beams & warm furnishing. Situated on two floors equalling approximately 67.76 square meters with 42 covers (30 upstairs & 12 downstairs)

Tea Room Café of the year 2021 Gold
Southwest Tourism Award 2020 Bronze
Bristol, Bath & Somerset Tourism Awards 2018/2019 Gold
Rated 5* on Trip Advisor

Viewing

Method of Sale

The property will be offered for sale

What Three Words:

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Local Authority

<https://www.somerset.gov.uk>

Tenure

The property is a freehold and will be offered for sale with vacant possession.

Maps & Plans

A plan which is not to scale is included in these details for identification purposes only.

Services

Mains water, electricity & waste.

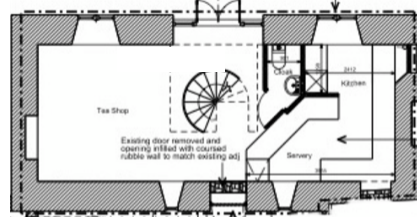
Buyers Contribution to Fees

The purchaser to pay £2,000 plus VAT towards the vendors selling costs.

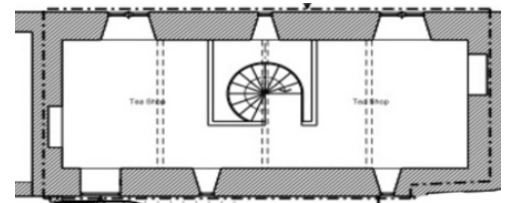
Important Notices

Nancekivell & Partners Ltd, their clients and any joint agents give notice that:

- 1) They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Nancekivell & Partners Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ground Floor Plan



First Floor Plan

