

FOR SALE



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.





www.nancekivellandco.com T:07770 966372 Richard@nancekivellandpartners.co.uk



Description

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)

Recently refurbished & all mains' services. Licensed for Alcohol Adjacent Public Car Parking free up to 2 hours Regular Bookings Additional 26 covers available to rent on The Square

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

The town of Axbridge is an area of attraction with a vast variety of local amenities, on the route of the Strawberry Line, adjoining the area of outstanding natural beauty.

Viewing

Strictly and only by prior appointment through the Vendors sole Agents Nancekivell & Partners Ltd, Richard Nancekivell on 07770 966372. Prior to making an appointment we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Method of Sale

The property will be offered for sale

What Three Words:

///listed.array.froze

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

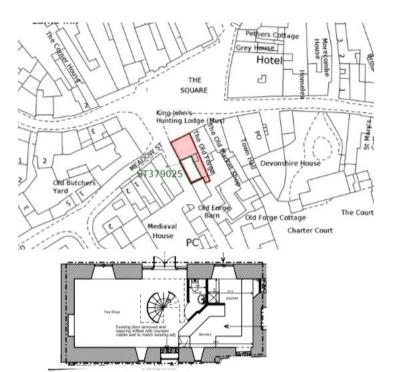
The purchaser to pay £2,000 plus VAT towards the vendors selling costs.

Important Notices

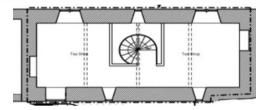
Nancekivell & Partners Ltd, their clients and any joint agents give notice that:

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





