



Market Place, Wincanton

£600,000

Council Tax Band Exempt Tax Price £11,000 pa



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Situation

The property is situated in the heart of Wincanton Town Centre with plenty of on road parking options. Wincanton is a Market Town in South Somerset and has an excellent range of local shopping including a supermarket, coffee shops, bakers and sports centre. The school is only a few minutes walk away from the property. There is excellent access close by to the A303 London and Exeter, A37 to the historic cities of Bath and Bristol and motorway connections making the south west easily accessible. The Intercity mainline station at Castle Cary goes to London/Paddington and to Waterloo from Templecombe or Gillingham.

- Historic Grade II listed building
- Turn Key Business Opportunity
- Meeting Rooms and Work Spaces
- Commercial Kitchen
- Licenced Premises
- Guest Accommodation

Rooms

Main Shop

27'10" x 22'4" (8.48m x 6.81m)

Cellar

Rear Hall

12'0 x 4'0 (3.66m x 1.22m)

Treatment Room

7'10" x 10'1" (2.39m x 3.07m)

Additional Seating

13'10" x 14'3" (4.22m x 4.34m)



Kitchen

13'0" x 10'4" (3.96m x 3.15m)

Side Kitchen

12'8" x 5'10" (3.86m x 1.78m)

Bathroom

5'1" x 8'4" (1.55m x 2.54m)

WC 1

2'9" x 4'8" (0.84m x 1.42m)

WC 2

5'6" x 2'10" (1.68m x 0.86m)

Upper Floors**Function Room**

27'10" x 15'2" (8.48m x 4.62m)

Landing

6'6" x 2'8" (1.98m x 0.81m)

Bedroom

14'6" x 9'8" (4.42m x 2.95m)

Ensuite

2'8" x 8'6" (0.81m x 2.59m)

Hallway

17'1" x 2'10" (5.21m x 0.86m)

Bedroom

12'9" x 11'3" (3.89m x 3.43m)

Bedroom

12'9" x 10'8" (3.89m x 3.25m)

Ensuite

7'5" x 6'6" (2.26m x 1.98m)

Bathroom

7'5" x 7'3" (2.26m x 2.21m)

Upper Bedroom

11'8" x 19'4" (3.56m x 5.89m)

Ensuite

6'8" x 4'8" (2.03m x 1.42m)

Outside

Small courtyard to rear and raised roof terrace. Fire Escape to side, only for use in emergency, not additional access.

Directions

From the A303 take the Southgate Road and head into the town center. Park in the market square and the property will be found on your right hand side.

Agents Notes

The property is registered as a commercial premises and the current owner is willing to negotiate on all fixtures and fittings as part of a total sales price. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you want to speak to us), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Gillingham, Wincanton, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

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