



19 High Street
Weldon, NN17 3JJ



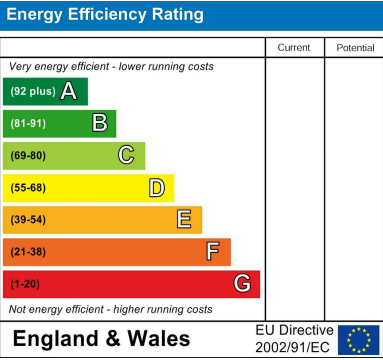
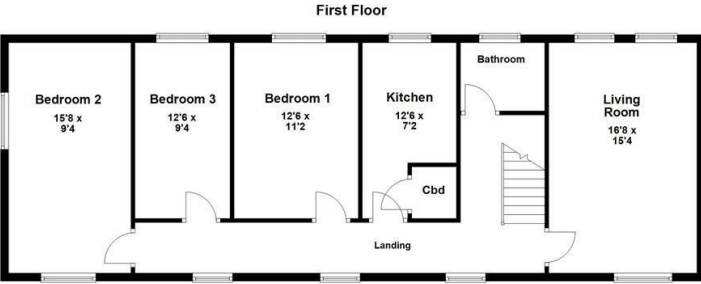
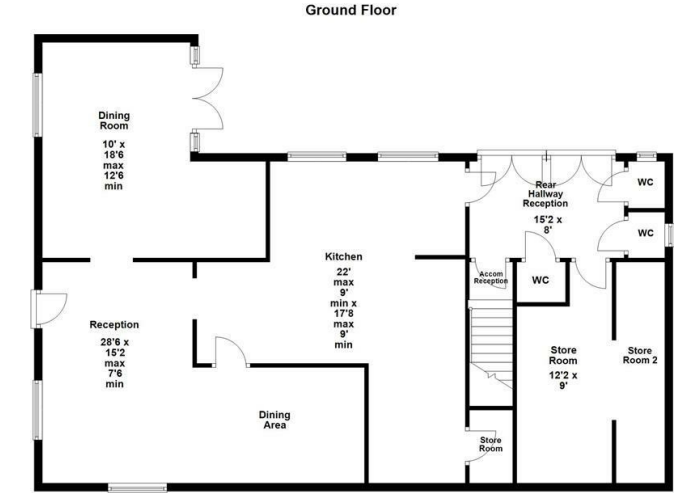
Simpson West

A highly unique, and rarely available opportunity has arisen to acquire the highly popular “JD’s Breakfast House” which is situated in the heart of the sought after village of Weldon and is only available due to retirement. It has the added benefit of living accommodation set above to ensure convenient and easy management of the business. Originally two stone cottages, the property was converted and extended many years ago and has been run as a café/breakfast setting by the same family ever since. The ground floor provides accommodation to include a reception area to the cafe, two spacious dining areas, and a large kitchen provides various preparation areas. There is also a rear reception hall, three WC’s a large storage area and which also provides access to the first floor living accommodation which includes THREE BEDROOMS, kitchen, bathroom, and a large living room. Outside, there is an attractive good sized courtyard style rear garden which has been designed with easy maintenance in mind and there is a large parking area which would house dozens of vehicles and is approached via a shared driveway to the left-hand side of the property. There is also a separate oversized GARAGE. The business is exempt from business rates; however, the property does attract council tax. An early visit is highly advised to the site which also offers considerable potential for further development!

£525,000

 3  1  1





When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH