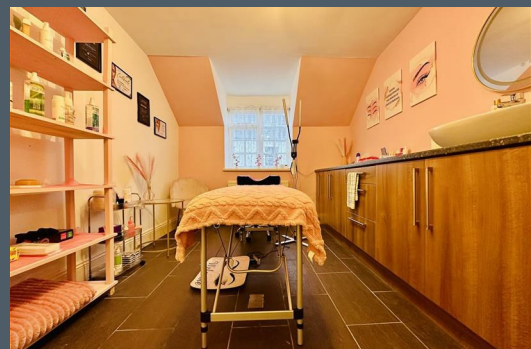


# LAUREL & WYLDE

E S T A T E   A G E N T S



## The Cottage Shop Bath Street, Cheddar, BS27 3AA £250,000

\*\*\* UNIQUE OPPORTUNITY TO ACQUIRE THIS PERIOD STONE BUILT COTTAGE IN CHEDDAR \*\*\* CURRENT USE AS A SHOP (enquire within for more details) \*\*\* COMMERCIAL USE ONLY \*\*\* ONE LARGE ROOM DOWNSTAIRS CURRENTLY USED AS THE MAIN SHOP \*\*\* DOWNSTAIRS WC \*\*\* TWO UPSTAIRS ROOMS WITH THE LARGEST HAVING SHOWER FACILITIES \*\*\* LARGE LANDING AREA \*\*\* WC AND KITCHEN FACILITIES \*\*\* PERFECTLY LOCATED IN THE VERY HEART OF CHEDDAR MAIN HIGH STREET \*\*\* FREEHOLD \*\*\*

This beautiful stone built cottage, currently operating as a shop, benefits hugely from significant foot traffic and visibility, attracting both visitors and locals alike. With it's prime location and attractive frontage, this is an ideal investment with tenants in situ.



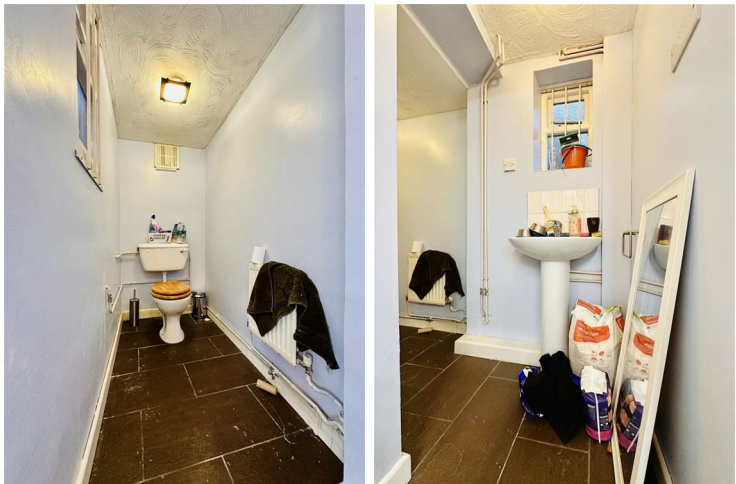
### Retail Space

Access to the property is via a wooden door with glazed glass panels leading straight into the main shop. There are two large bay fronted wooden glazed window, several several ceiling florescent strip lights, three radiators, a feature brick open fireplace, alarm panel, door to a cloakroom, stairs to the first floor and a fire escape door to the very rear giving access to the rear of the property.



### Cloakroom

A side aspect room with an obscure wooden glazed window, ceiling light, wash hand basin, low level WC and radiator.



### Stairs and Landing

At the top of the landing are side and rear aspect wooden glazed windows, radiator, ceiling light, loft hatch giving access to the roof space. This large area would make a perfect office or living area, doors to the three rooms.

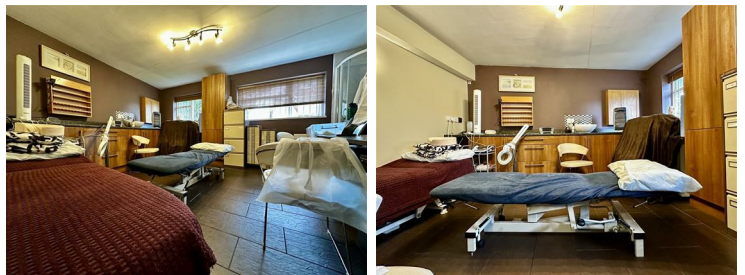


### Landing



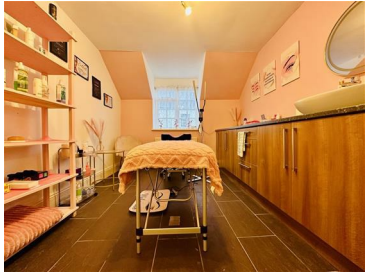
### Room One

Currently used as a treatment room, this rear aspect room has two wooden glazed windows, ceiling light, base cupboards to one wall with work top over, sink with mixer tap over, a step in shower cubicle housing a mains shower system.



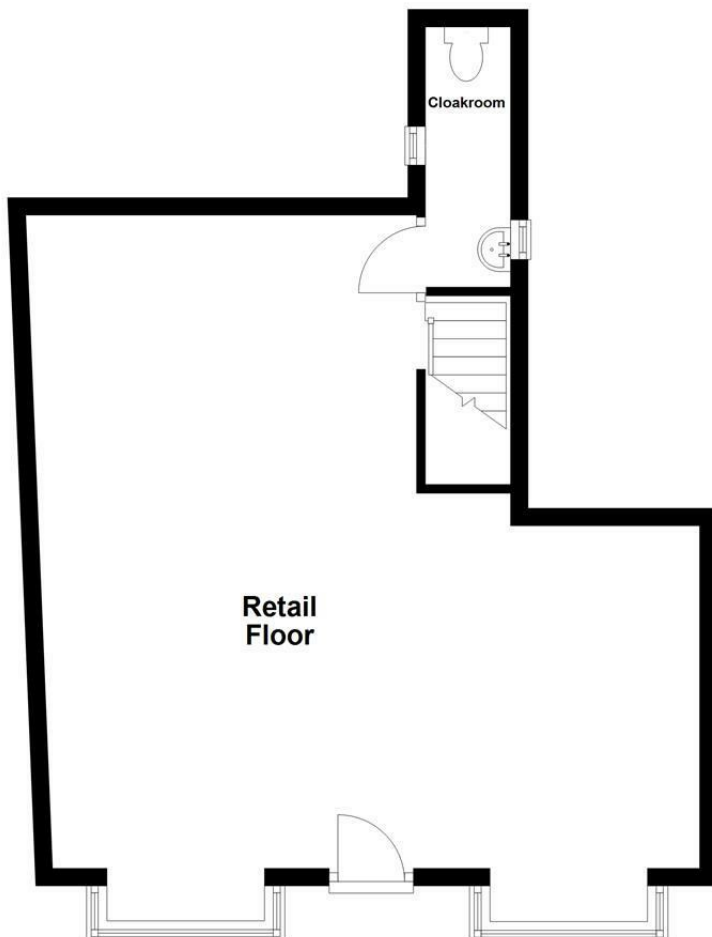
### Room Two

A front aspect room with a wooden glazed window, ceiling light, base units with work top over and a sink with mixer tap over, radiator.



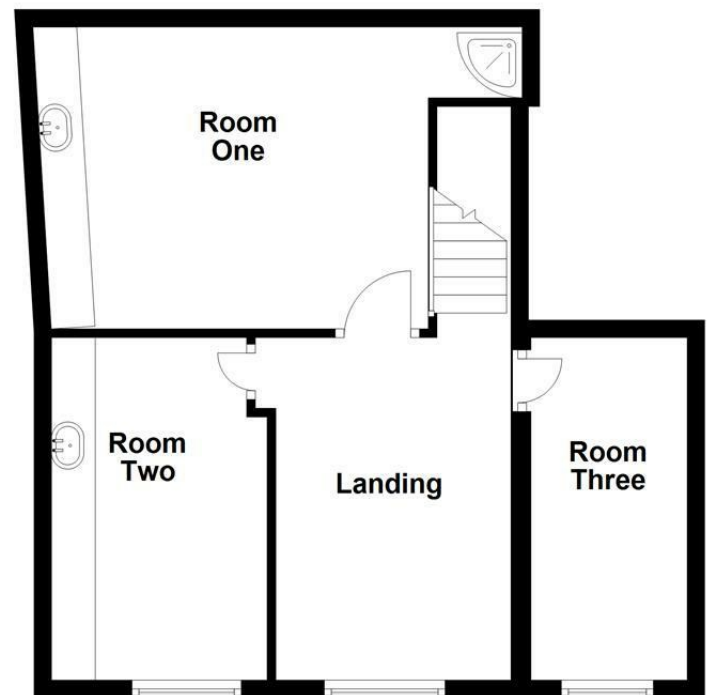
## Ground Floor

Approx. 51.8 sq. metres (557.5 sq. feet)



## First Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



Total area: approx. 100.1 sq. metres (1077.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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