



**CHAFFERS**  
ESTATE AGENTS

## TEMPLECOMBE

£5,400 PAX or  
£80,000 Virtual Freehold + Share of Management Company

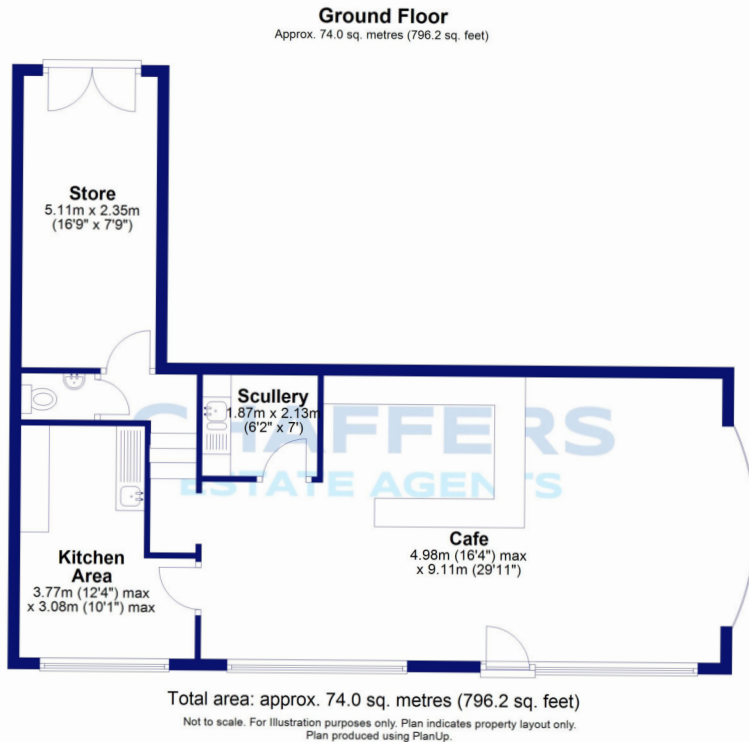
### Property

A 796 Sq Ft High Street Premises formerly currently used as a Cafe. The property is available on an annual rent or a (Virtual) Freehold purchase with a shared ownership of the management company. Suitable for class E commercial use.

#### SUMMARY :

RATEABLE VALUE £2,200 - SUITABLE FOR CLASS E COMMERCIAL USE  
PUBLIC AREA - SCULLERY - KITCHEN - WC - STORAGE ROOM - REAR ACCESS AND PARKING SPACE

## Interior and Plan



## Description

**2 High Street** is located in a prominent position in the village close to Templecombe railway station. The premises is currently operated as a very popular cafe. It is clean and well maintained and would be ideal for continued use as a cafe or similar. The property has been a shop in the past. The current tenant is leaving, but would be willing to sell a number of the free standing fixture and fittings items to a prospective new tenant or buyer.

Total floor space is 796sq ft / 74 sq m which includes a High Street facing public space, kitchen, scullery, WC, store area. Rear access and 2 parking spaces are also available.

The owner of the leasehold is prepared to sell or rent so the property could make an ideal investment or business opportunity. The current planning is designated as Commercial Class E and any interested parties should satisfy themselves as to the suitability of the proposed use.

## Additional Information

**Services** : Mains Water, Electricity and Drainage.

**Council Authority** : Somerset Council

**Rateable Value** : £2,200

Virtual Freehold with Leasehold Length : 999 years from 1983 plus share of management company.

**Rental Lease Term** : Subject to Negotiation

**Caution** : **NB** All services and fittings mentioned in these particulars have **not** been tested and hence we cannot confirm that they are in working order.

**Energy Performance Certificate** :

Rated TBC - **View at** [www.chaffersstateagents.co.uk](http://www.chaffersstateagents.co.uk)

**Property Ref:** SC4325 **Date:** 29.07.2024

## Viewing

Only by appointment with the **SOLE AGENTS**,  
**Chaffers Estate Agents**,

48 High Street, Shaftesbury, Dorset, SP7 8AA.

**Tel** : 01747 852301

**Email** : [shaftesbury@chaffersstateagents.co.uk](mailto:shaftesbury@chaffersstateagents.co.uk).

**[www.chaffersstateagents.co.uk](http://www.chaffersstateagents.co.uk)**

**SURVEYS** : **Chaffers Estate Agents** offer a full survey service including Homebuyers Reports and Structural Surveys.  
**Email.** [surveys@chaffersstateagents.co.uk](mailto:surveys@chaffersstateagents.co.uk)

While we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact any member of staff at the Wincanton Office, who will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property