



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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Facing Cruxwell Street, close to the town centre and all its amenities, in a period Grade II Listed building.

A Thriving Café Business within an End of Terrace Double Fronted Building which is in Excellent Decorative Order. About 28 Covers, Counter Area Kitchen and Storeroom Both Expensively Refitted in 2022. Side Path and Attractive Courtyard For Summer Use having a Further 20 Covers.

Together with

A Spacious Three-Bedroom Flat Over

**COSY CAFÉ
2 CRUXWELL STREET
BROMYARD
HR7 4EB**



Comprising

Café Area in Two Rooms Approx. 380 sq ft Plus Served, Kitchen 97 sq ft, Store 97 sq ft, also Suitable for Alternative Shop Use. Three-Bedroom Flat Over.

Offers in the region of £295,000

Cosy Café, 2 CRUXWELL STREET, BROMYARD HR7 4EB

COSY CAFÉ is a thriving business, which has been established for a number of years. Set in a period Grade II Listed building with double frontage and two access doors from Cruxwell Street. It is in excellent decorative order. Over the café on the first and second floors there is a spacious character 2/3-bedroom flat, which is let on an assured shorthold agreement at present but could be the accommodation for the business.

The café area is divided into two rooms both with street access and windows comfortably affording 28 covers. Counter and store area with door to rear courtyard, kitchen and private storeroom. It is all fitted out for café use but the ground floor is also suitable for alternative shop use. The business is included in the purchase price but the café fittings and fixtures are available by separate negotiation. The kitchen and storeroom were expensively refitted in 2022.

THE CAFÉ AREA GROUND FLOOR This is approached from Cruxwell Street by two part glazed doors with two windows each side.

THE SEATING AREAS (24'6" x 11'3" and 11'2" x 9'9" approx. 380 sq ft)



The main seating area has half board walls, two spotlight fittings, radiator, door and uPVC double glazed window to side path.



To the rear there is counter and servery of about 77 sq ft. This area was refitted in 2022 with a new L-shaped counter with shelves under and wet board walls. uPVC double glazed window and door to courtyard.



A step from the main seating area leads to a glazed door and the second seating area, which is at present laid out with comfy chairs, sofa and low tables affording 8 covers. It has half board walls, inset with living flame coal effect electric fire, window seat and door to Cruxwell Street.

KITCHEN (10'3" x 9'6" = 97 sq ft)



This is off the counter area and was expensively refitted in 2022 to include stainless steel walls, large stainless steel extractor over the cooking area, stainless steel large double sink table with mixer tap. Mains gas connection and window to rear.

Open doorway to

STOREROOM/PREP. AREA (10'6" x 9'3")



This useful private room at present houses the fridges and freezer, inset stainless steel shelves.

N. B. The servery, kitchen and storeroom had a new floor covering laid in 2022.

A door from the main seating area to a concrete side path, wrought iron gate to Cruxwell Street, door to **WC** with basin and tiled walls.

COURTYARD AREA



This attractive private area has painted decking, natural stone wall to one side, two boarded walls and roll out awning affording a lovely summer use dining area for about 20 covers.

On the rear path there is a satellite dish on a metal pole, the property of the nearby bookmakers' shop, for which they pay £90 per month.

THE FLAT

This is approached from Cruxwell Street to the second seating area and private door, it has mains gas central heating.

SMALL HALL AND STAIRS TO THE KITCHEN which has fitted base and wall units, radiator and window to rear, steps to

LIVING ROOM with radiator and window to front.

INNER PASSAGE Cupboard with plumbing for washing machine and tumble drier.

BEDROOM 1 with radiator and windows to front and rear.

BATHROOM with a nearly new suite of panelled bath with electric shower over, hand basin and WC. Radiator and wet board walls.

Stairs from the kitchen to

BEDROOM 2 with radiator, window to front and door to

BEDROOM 3 with radiator and window to rear.

N.B. The flat is let on a six-month assured shorthold agreement at £500 per calendar month plus £50 per week for gas, electric and water. The tenants have been in place for about four years.

SERVICES

Mains electricity, gas, water and drainage.

TENURE Freehold

CAFÉ RATEABLE VALUE - £2950

FLAT COUNCIL TAX BAND - A

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003411

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.