



1d Sandford Road  
Winscombe North Somerset, BS25 1HD

£450 Monthly

**FARRONS**  
SALES & LETTING



# 1d Sandford Road

Winscombe North Somerset BS25 1HD

Shop Premises with A2 Use. Mostly Upvc D/G windows & door. Approx 350 Sq Ft retail space. Central Village Location. Shop/Office. Store Rm/Kit. WC Facilities. EPC D. Deposit £450.

## Services

Mains electricity, mains water, mains drainage

## Location

Located within the heart of this popular Mendip Village. Winscombe offers an excellent range of facilities including: Newsagents, Supermarket, Bakers, Butchers, Banks, Library, Public House, Doctors, Dentist and Veterinary Surgeries, Take Aways and a Chemist. The village also has a Primary School and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful countryside providing excellent riding and walking opportunities.

## Directions

From the Bridgwater Road (A38) proceed onto Sidcot Lane into the village of Winscombe. After the sharp right hand bend at the top of the village, proceed through the main street over the pedestrian crossing. With the Co-op supermarket on your left and Ian Studley Motors on your right, proceed straight across at the junction onto Sandford Road. The property can be found immediately on the left hand side.

## Office (17' 09" x 14' 01") or (5.41m x 4.29m)

Upvc double glazed windows to the front & side, Upvc double glazed door to the front, laminated floor covering. Currently fitted out to provide a reception area with an extensive fitted kitchen, work-surfaces and appliances suitable for a commercial baking / catering business. The fittings described can remain or be removed by separate negotiation. Please contact us for further details.


## Kitchen

Window to the front, fitted with a range of wall, base and drawer units, roll edge worktops, single drainer stainless steel sink unit with mixer tap, space for an under counter fridge, wall mounted electric heater, tiled floor covering.

## W.C.

Upvc double glazed frosted window to the side, white suite comprising wash hand basin, w.c, wall mounted storage cupboard, tiled floor covering.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>96</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.