

1d Sandford Road Winscombe North Somerset, BS25 1HD £450 Monthly



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 Vetinary 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.

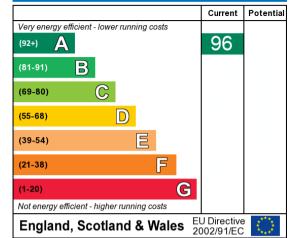
Kitchen

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



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.



Tel: 01934 842 000 30 Woodborough Road, Winscombe. North Somerset. BS25 1AG sales@farrons.co.uk www.farrons.co.uk All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.