



Floorplans are not to scale and for guidance only

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		

## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



OLD WORLD TEA ROOMS  
HIGH STREET  
GODSHILL  
PO38 3HZ

£645,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



• IMPRESSIVE BUSINESS OPPORTUNITY • FULLY FUNCTIONING TEA ROOMS • COMBINED 300+ COVERS • TOURIST "HOT SPOT" LOCATION • OWNERS ACCOMMODATION • OWNERS PARKING FOR 2 CARS

A rare opportunity to acquire an "up and running" fully equipped tea room business in the heart of the picturesque Godshill village. The business has been successfully run by the current ownership for approximately 25 years and is now only offered for sale due to our clients' alternative plans.

Fully functioning, there are 88 internal covers, 210 external covers, an Icecream Parlor/Gift Shop and a comprehensively equipped kitchen. Additionally, there is a cottage allied to the business that with the necessary work would provide a two bedroom owners accommodation. To the side of the building there is parking for two cars. Close by there is a non pay public car park and the High Street is on a main bus route. To fully appreciate the accommodation we would recommend an early viewing. It comprises:

**COVERED ENTRANCE TO MAIN TEA ROOM 23'4 x 36'6 (7.11m x 11.13m)**

With sub divisions and double doors to TEA GARDEN.

**ICECREAM PARLOR/GIFT SHOP 23'4 x 9' (7.11m x 2.74m)**

With two servery areas.

**Non public area comprising**

**SERVERY 12'9 x 7'6 (3.89m x 2.29m)**

**DRINKS STORE 10'10 square (3.30m square)**

**CLEARING AREA 13'3 x 7'8 (4.04m x 2.34m)**

**DRY STORE 18'1 x 8'3 (5.51m x 2.51m)**

**STAFF CLOAKROOM AND WC**

**KITCHEN 15'5 x 14'11 (4.70m x 4.55m)**

With door off to cupboard.

Accessed from the Servery Area potential OWNERS ACCOMMODATION comprising

**LOUNGE 11'9 max x 19' average (3.58m max x 5.79m average)**

With stairs leading to FIRST FLOOR and LANDING

**BEDROOM 1 12'2 x 12'1 (3.71m x 3.68m)**

With electric panel heater.

**BEDROOM 2 12'1 x 7'5 (3.68m x 2.26m)**

With electric panel heater.

**Potential BATHROOM 5'1 x 6'9 (1.55m x 2.06m)**

This room is currently empty but we understand was previously used as a BATHROOM with the necessary plumbing etc.

**OUTSIDE**

Well presented raised Tea Garden being mainly laid to lawn. Customer toilets. Useful rear yard, ideal for storage. As mentioned there is a side area providing parking for 2 cars with potential to extend this.

NB: The business is being sold as a going concern fully equipped and an inventory will be supplied once a sale has been agreed. Accounts are available to bonafide applicants.

**SERVICES**

Mains electricity, water and drainage.

**TENURE**

Freehold TBC

**UNIFORM BUSINESS RATE**

Current rateable value £9,700.

Amount payable in the pound 0.499 = £4,840



