



High Street

Porlock TA24 8PT

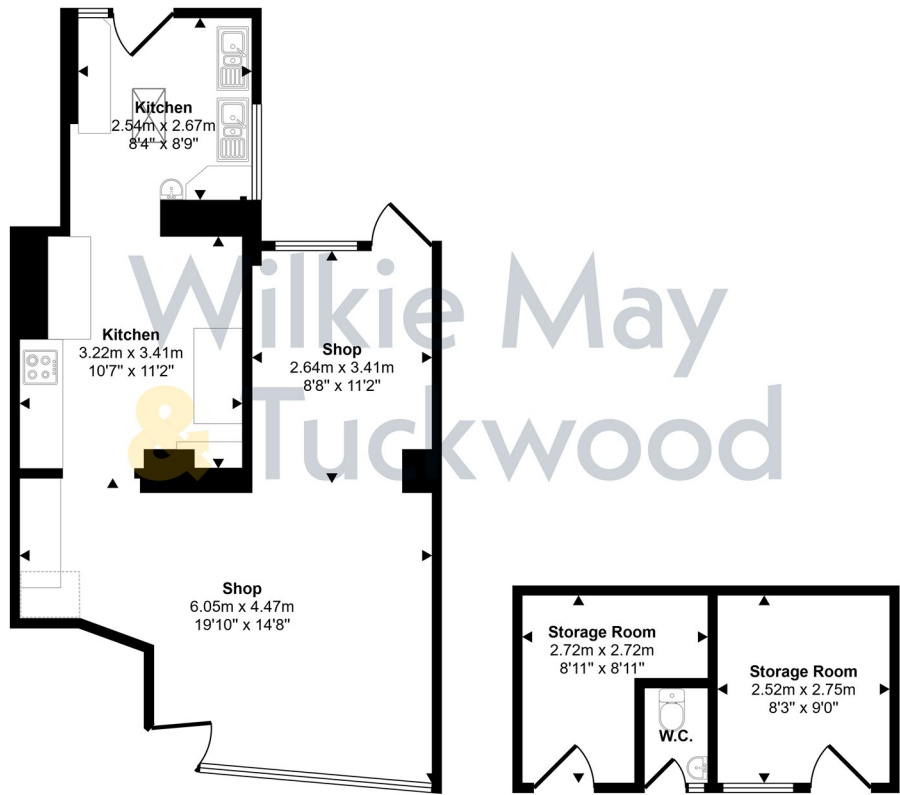
Price £125,000 Freehold

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**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
66 sq m / 710 sq ft



Floorplan
Approx 51 sq m / 549 sq ft

Outbuilding
Approx 15 sq m / 161 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

Situated in the highly desirable village of Porlock, at the gateway to Exmoor National Park, Eduardo's offers a rare opportunity to acquire a versatile commercial premises in one of West Somerset's most popular tourist destinations.

- Business premises in the heart of Porlock
- Tea garden to the rear
- Situated on the main village street
- Car parks within easy reach
- Internal viewing highly recommended



Currently operated as a café and pizzeria, the property provides well-presented accommodation with scope for a variety of commercial uses, subject to any necessary planning permissions and consents. The premises benefit from attractive customer seating areas both internally and externally, allowing operators to maximise trading potential throughout the year.

At the heart of the property is a modern commercial kitchen, designed to support a range of catering operations. A selection of kitchen appliances is available by separate negotiation. Further accommodation includes a customer WC and two ancillary storage areas, together with a covered BBQ area, offering additional flexibility and future potential.



Whether continuing as a food-led business or adapting the premises for an alternative commercial venture, Eduardo's represents an exciting opportunity to establish a presence within a sought-after and vibrant village setting.

Porlock enjoys a thriving local community and attracts significant visitor numbers throughout the year, benefiting from its proximity to Exmoor National Park, the Somerset coast and the renowned South West Coast Path. As such, the property is ideally positioned to capitalise on both local and tourist trade.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity

Local Authority: Somerset Council, Taunton TA1

Property Location: [///exposes.apprehend.guards](#) **Council Tax Band:** N/A

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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