



19 High Street
Weldon, NN17 3JJ



Simpson West

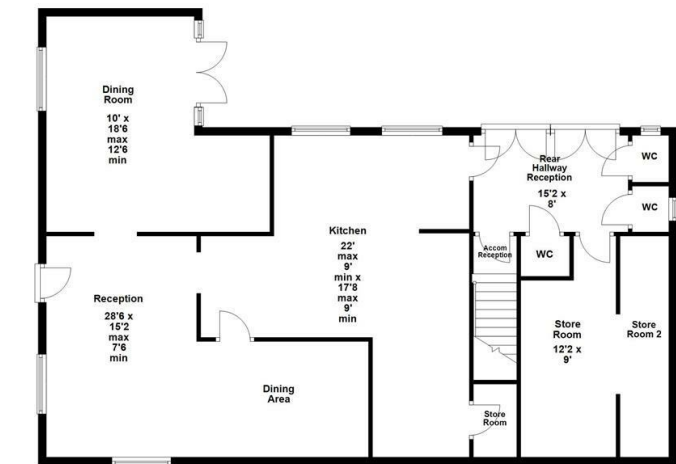
A highly unique, and rarely available opportunity has arisen to acquire the highly popular “JD’s Breakfast House” which is situated in the heart of the sought after village of Weldon and is only available due to retirement. It has the added benefit of living accommodation set above to ensure convenient and easy management of the business. Originally two stone cottages, the property was converted and extended many years ago and has been run as a café/breakfast setting by the same family ever since. The ground floor provides accommodation to include a reception area to the cafe, two spacious dining areas, and a large kitchen provides various preparation areas. There is also a rear reception hall, three WC’s a large storage area and which also provides access to the first floor living accommodation which includes THREE BEDROOMS, kitchen, bathroom, and a large living room. Outside, there is an attractive good sized courtyard style rear garden which has been designed with easy maintenance in mind and there is a large parking area which would house dozens of vehicles and is approached via a shared driveway to the left-hand side of the property. There is also a separate oversized GARAGE. The business is exempt from business rates; however, the property does attract council tax. An early visit is highly advised to the site which also offers considerable potential for further development!

£514,000

 3  1  1



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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