

THE PANTRY, WOODBOROUGH ROAD, WINSCOMBE, BS25





£70,000 LEASEHOLD

EXCELLENT OPPORTUNITY TO ACQUIRE A BUSY VILLAGE CAFE. This well established cafe is centrally located within this popular village. There is a mix of inside and outside seating currently totaling 48 covers. There is a generous counter/preparation area, well fitted kitchen and toilet facilities. For further information, viewing and accounts information, please contact Farrons.





Location

The Pantry occupies a level position in the heart of Winscombe Village centre which offers a variety of shopping and leisure facilities including: Doctor and Dental Practices, Pharmacy, Newsagents, Library, Churches, Hairdressers, Butchers, Public House Village Bowling Club and much more. There is also a Thursday village market selling local produce and for those with hobbies and interests, a number of clubs and classes to attend. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent walking opportunities. There is a regular bus service providing access to the surrounding district including Cheddar, Wells, Weston-super Mare and Bristol and Bath city centres. Bristol International Airport is a 15 minute drive and access to the M5 Motorway network is available at junctions 21 (St Georges) and 22 (Edithmead). There are mainline railway connections at Backwell, Yatton and Weston-super-Mare.

Entrance

Panelled Entrance door with glass inserts leading to:

Main Cafe Area

Panelled Entrance door, light and airy with bay window to the front with attractive decoration, currently 22 covers inside.

Preparation Area / Counter

Generous counter space with wooden work top, preparation area with space for coffee machine, drinks fridge and display area.







Inner Hallway
Two storage cupboards, access to kitchen & WC

W.C & Cloakroom
Low level WC, wash hand basin.

Kitchen
Well fitted kitchen to include oven, sink unit, ample work surfaces, extraction units.

Outside seating area
A pleasant seating area with space currently for additional 26 covers.

Basic Inventory
Kitchen equipment

Fridge/freezer
Fridge/freezer
Chest freezer
Small fridge
Dishwasher
All crockery including saucepans & glasses

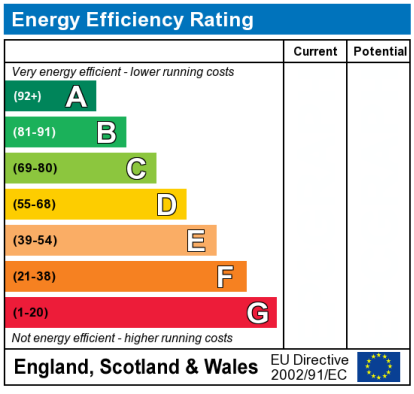
Main hall

Small dishwasher
Large fridge for drinks
Small fridge
Coffee machine
Coffee grinder
Inside furniture tables & Chairs

Outside

Outdoor furniture

Passionate about Property



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.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract