



The Tea Shop, The Square, Axbridge, BS26 2AR

Guide price £295,000

GRADE II LISTED AWARD WINNING CONTEMPORARY TEA ROOM & BOOK
SHOP SITUATED IN THE HEART OF AXBRIDGE TOWN, SOMERSET



DESCRIPTION

A delightful intimately furnished interior including spiral staircase, log burning fire upstairs, wooden beams & warm furnishing. Situated on two floors equalling approximately 67.76 square meters with 42 covers (30 upstairs & 12 downstairs) Additional room used for functions Recently refurbished & all mains' services.

Licensed for Alcohol Adjacent Public Car Parking free up to 2 hours Regular Bookings

Additional 26 covers available to rent on The Square

Tea Room Café of the year 2021 Gold

Southwest Tourism Award 2020 Bronze

Bristol, Bath & Somerset Tourism Awards 2018/2019 Gold

Rated 5* on Trip Advisor

The town of Axbridge is an area of attraction with a vast variety of local amenities, on the route of the Strawberry Line, adjoining the area of outstanding natural beauty.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

METHOD OF SALE

The property will be offered for sale by private treaty.

DIRECTIONS

W3W:///listed.array.froze

BUYERS CONTRIBUTION TO FEES

The purchaser to pay £2,000 plus VAT towards the vendors selling costs.

SERVICES

Mains water, electricity & waste.

FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LOCAL AUTHORITY

<https://www.somerset.gov.uk/>

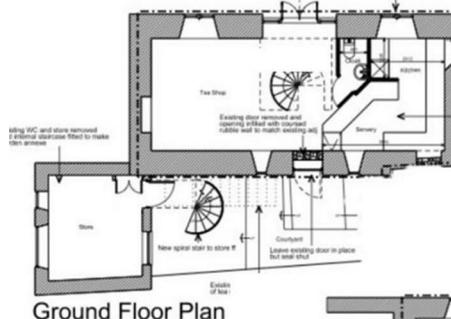
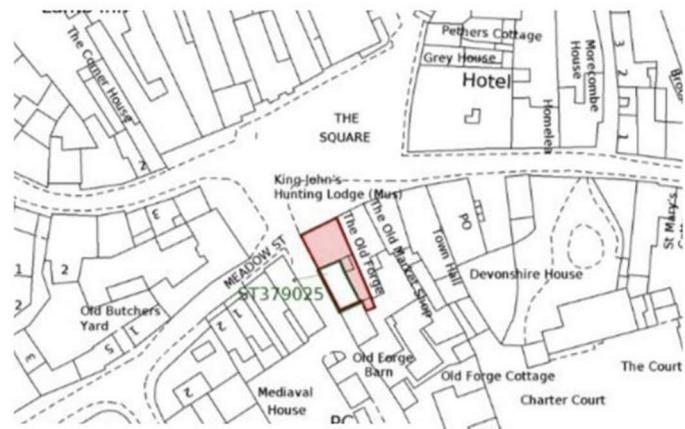
TENURE

The property is freehold and will be offered for sale with vacant possession.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:
(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Ground Floor Plan



First Floor Plan



Google

Map data ©2023

