

The Almshouse Tea Shop

Axbridge, Somerset, BS26 2BA

COOPER
AND
TANNER



The Almshouse Teashop

*The Old Almshouse, Moorland Street, Axbridge, Somerset, BS26 2BA
Tel: 01934 709139*



£295,000 Freehold including trading business

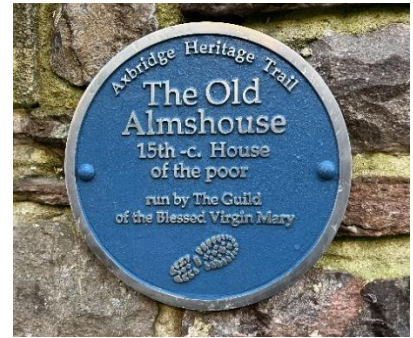
Freehold Grade II listed building together with award winning Tea Rooms business, trade fittings and fixtures. Ideal lifestyle business.

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Moorland Street

Axbridge

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£295,000 Freehold inc. Business

DESCRIPTION

Excellent freehold lifestyle business opportunity, well suited to an individual or couple seeking to run an award winning tea shop or may suit alternative restaurant or other uses, subject to necessary consents. Huge scope for increasing turnover.

The property comprises an attached Grade II listed building, arranged as ground floor dining area with kitchen/preparation area, WC. A spiral staircase leads to first floor dining area. Providing a total of 42 covers and a Gross Internal Area of approximately 695sqft.

No external space or parking included with the property but an external area on the Square is rented annually for outside seating, circa 30 covers.

THE BUSINESS

<https://www.thealmshouseateashop.co.uk/>

The freehold sale will include the trading business, all trade fixtures, fittings, intellectual property, and stock. It is an owner run Tea shop/café business offering lunchtime menu, cakes and teatime menu as well as usual hot drinks and food takeaway items. Licensed to sell alcohol. Currently turnover is held just below the VAT threshold by reduced opening hours of Wed to Sat 1000 – 1600hrs and not year round to suit the current owner.

Local Council: Somerset Council

Business Rates: Removed from rating list May 2022. 2017 list £3,100. TBC.

Services: We understand that mains electricity, water and drainage are connected. Electric heaters.

Tenure: Freehold, vacant possession upon completion.

2023/11/17-V1

Staffing & TUPE: There will be no staff transferred under TUPE regulations. Typically, the business was staffed with two to three members of staff per day.

The business has a current rating of 5 out of 5 on TripAdvisor and winner of tourism awards.

A Business Information Pack is available at discretion of the Vendor following a successful viewing.

PLANNING

We understand that the property has consent for use as a tearoom and take away with craft/gift area. Permitted hours 0900 – 2300 Mon to Sat and 1030 – 1600 Sun and Bank Holidays. Takeaway shall not operate outside 0900 – 1600 Mon to Sun.

Grade II listed. Entry number 1059153. Retains some C15 interior features including fireplaces and tenoned collar and tie beam trusses. Interested parties must satisfy themselves in respect of any licences or permissions.

LOCATION

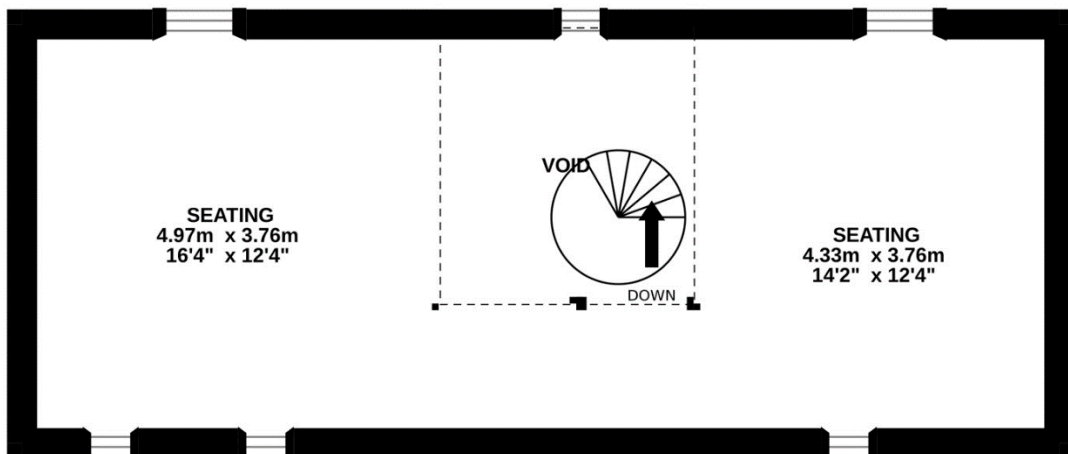
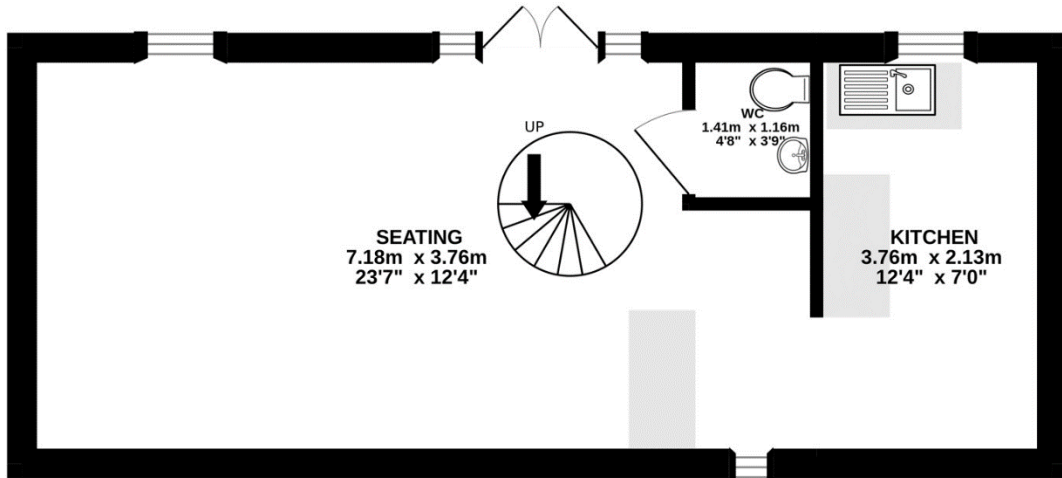
Situated within The Square and on the Axbridge Heritage Trail walk and is well located for those visiting the Mendip Hills, Somerset Levels and nearby Cheddar Gorge and Caves as well as those walkers and cyclists using The Strawberry Line. Axbridge is a short distance from the M5 and Bristol Airport.

EPC Rating: B/42. Full copy on request.

VAT: The property is not elected for VAT. The business is purposely being ran at below the VAT threshold for small businesses.

Viewing: Strictly by appointment only through the agents **Cooper and Tanner 1908 Ltd.**
Telephone 03450 347758

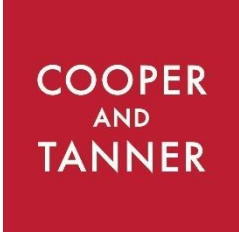
N.B some photographs taken by the Vendor.





COMMERCIAL DEPARTMENT

Telephone 0345 034 7758 / commercial@cooperandtanner.co.uk
 14 High Street, Midsomer Norton BA3 2HP



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

