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India Cottage, Shaftesbury Road, Henstridge, Somerset BA8 0PP

*GUIDE PRICE £200,000–£250,000



A prominently located and successful commercial premises, currently let and generating £17,500 pae with additional development potential strc.

DESCRIPTION

A prominently located commercial premises currently tenanted and trading as a successful Indian restaurant, generating an income of £17,500 pae. The restaurant has 60 covers with bar area, commercial kitchen and storage areas, with two bedroom staff accommodation above. To the rear of the property is a kitchen garden area with storage facility, a large car park and outbuilding, offering the potential for further development, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of South Somerset District Council.

LOCATION

Henstridge has a shop/post office, primary school, church, village hall, restaurant and two pubs. The local economy is centred around a range of local businesses, some within the village and others on the Marsh Lane trading estate and local airfield. Templecombe railway station is approximately 3.2km to the north with regular services to Exeter, Yeovil and London Waterloo. There are regular bus services running half hourly

to Wincanton and Yeovil. Sherborne, Wincanton (and the A303), Gillingham and Shaftesbury are all circa 10 miles as the crow flies and Yeovil 12 miles.

ACCOMMODATION

Ground Floor Entrance hall, restaurant and bar area, public and staff wc's, commercial kitchen and storage area.

First Floor Accessed externally landing, shower room and two bedrooms.

Outside Large car parking area with detached outbuilding, kitchen garden with additional storage facility.

EPC

Non Domestic Energy Efficiency Rating - C



AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by prior appointment with Palmer Snell Wincanton 01963 34174. General enquiries Countrywide Property Auctions 01395 275691.

