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Greenslade Taylor Hunt



**FREEHOLD FOR SALE
NEW CAFÉ & FARM SHOP**

Prowles Cross, Closworth, Nr Ryme Intrinseca, Yeovil Somerset

BA22 9RF

Hamish's Farm Shop and Cafe

**Prowles Cross, Closworth, Nr Ryme Intrinseca, Yeovil,
Somerset, BA22 9RF**

**Freehold For Sale
3,230 sq ft Café & Farm Shop and Storage Premises**

Guide Price £275.000 plus VAT

- **New Farm Shop & Café premises**
- **Well located by the main A37 Yeovil – Dorchester Road**
- **Gross Internal Floor Area 300 sq m (3,200 sq ft)**
- **Potential for expansion or Alternative Uses subject to planning**
- **Neighbouring 3 bedroom chalet bungalow available by separate negotiation**

Location

- Hamish's Farm Shop and Café is situated just off the A37 Yeovil – Dorchester Road at the Ryme Intrinseca and Yetminster junction.
- The property is located 4 miles south of Yeovil and 1 mile west of Yetminster
- The property has good road links with the main A37 Road running almost opposite and the property being visible from the main road.
- The café and farm shop has just completed its first year of trading and benefits from local and passing customers. At weekends the café is proving very popular with Cycling Clubs who use it as a convenient rest point cycling to and from the south coast.

The Property

- Hamish's Farm Shop and Café was built in 2015 and comprises an attractive single storey new building with stone gable ends and elevations clad with stained wooden boarding under a slate roof. UPVC white double glazed windows and doors have been installed.
- Internally the property has been partitioned to provide a front café with two WC facilities leading to a kitchen and retail sales area. To the rear of the property are store rooms, office and WC facilities. The rear section requires final fix completion.
- Roof lights have been installed and boarding laid to allow for the future provision of a first floor which, subject to planning could potentially provide, office, storage or possibly residential accommodation subject to planning.
- The property benefits from an external wooden decked seating area, large forecourt for parking and a further parking area is available to the side of the property
- The property benefits from mains water and electricity and drainage to a septic tank.
- The current business has just completed its first year's trading and accounts information can be made available to interested and named parties
- An inventory of fittings and furnishings is available and these items will be made available to a purchaser by separate negotiation.
- Whilst currently trading as a successful Café and Farm Shop the property has potential for alternative commercial uses and possibly residential subject to planning
- The neighbouring 3 bedroom chalet bungalow known as Olive View is currently in the same ownership as Hamish's Farm Shop and is available to purchase by separate negotiation.

Accommodation & Rental Guide

The property is predominantly as shown on the floor plan provided.

Floor areas are approximate gross internal floor areas.

Area	Dimension	SQM	SQFT
Whole Building	30.25m x 9.90 m (100ft x 32ft 4in)	299.47	3,230
Café Area	9.58m X 9.80m (31ft 5in x 32ft 2in)	93.88	1,010
Kitchen	5.94m x 3.76m (19ft 6in x 12ft 4in)	22.33	240
Retail Sales	5.94 m x 5.94 m (19ft 6in x 19ft 6in)	35.28	380
Stores and office	14.25m x 9.90m (46 ft 9 in x 32ft 4in)	141.07	1,510

Business Rates

- Draft Rateable Value April 2017 £12,250
- Tenants will be responsible for Business Rates. As a result of Small Business Rates relief the annual business rates payable are unlikely to exceed £1,000. Please contact South Somerset District Council 01935 462 462 for further details.

Terms

- The property is available freehold.
- Purchase Guide Price £275,000
- All figures and fittings are available by separate negotiation.
- **VAT will be charged on the purchase price.**

Viewing

Strictly by appointment with sole agents:-

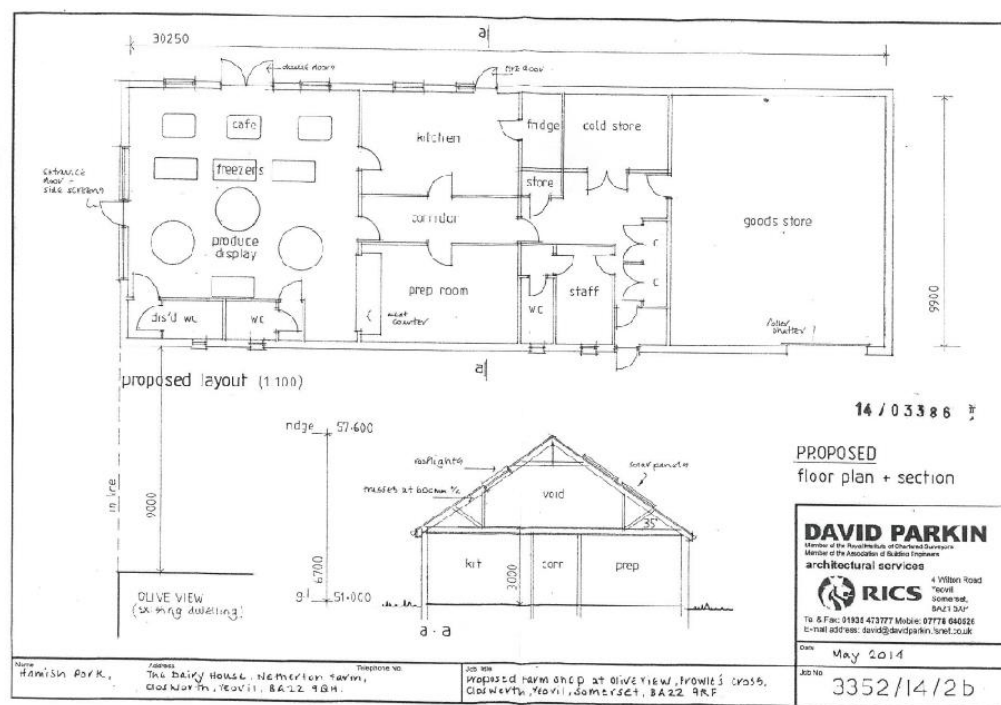
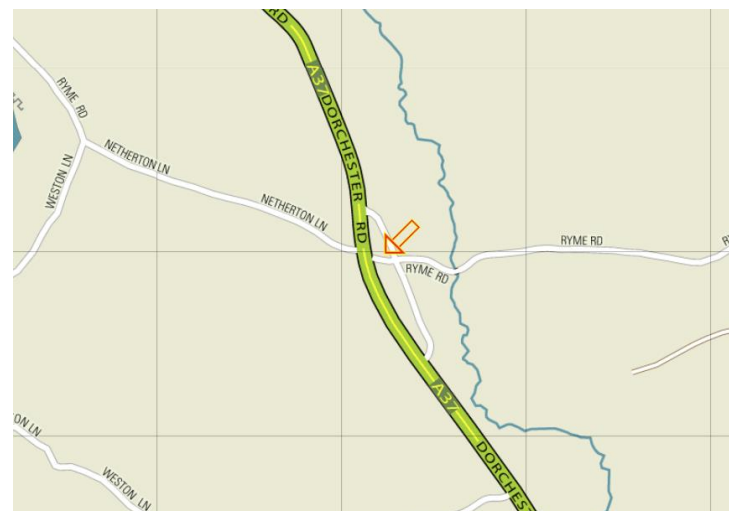
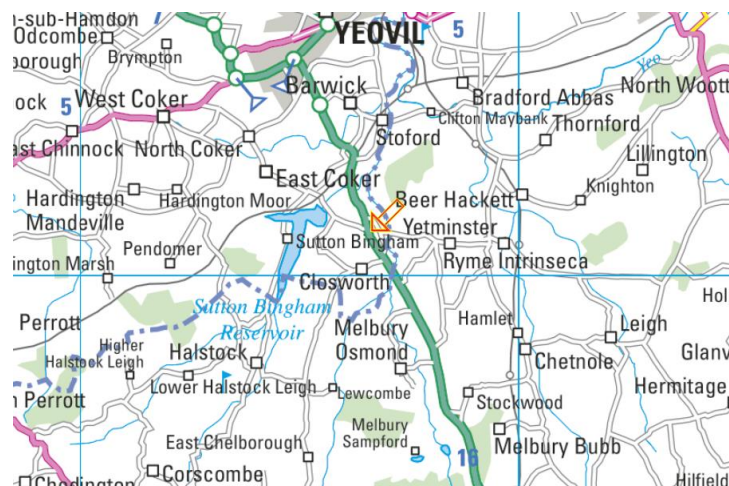
Robert Clark

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Café Kitchen and Retail Area



Café Kitchen and Retail Area



Neighbouring Chalet Bungalow

Important Notice – Property Misdescriptions Act 1981

Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars are to be relied upon as statements or representation of fact. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.