

Market Place
Wincanton, Somerset, BA9 9LP



BUSINESS / INVESTMENT OPPORTUNITY

A delightful and generous freehold ground floor shop unit. Large retail space with changing rooms, cloakroom, and staff area. Large basement which is accessed separately and private outside seating area. Suitable for a variety of uses – subject to planning permission.

Guide Price £150,000

Take this wonderful opportunity to grab yourself a piece of historic Wincanton! This is a ground floor freehold unit with two flats above (not included) which have a separate access.

The shop itself has high ceilings, deep windowsills ideal for display purposes and a most generous retail space both to the front and the rear. There is a cloakroom and staff area.

Accessed separately is a large basement area which could be incorporated into the main building (subject to planning). To the side is a private outdoor seating area making this building suitable for a variety of uses (it was once a coffee shop). The unit is currently being run as a highly successful woman's clothing retail shop.

By separate negotiation are the options to (1) take on the current business as a going concern subject to an agreed stock valuation, or (2) having the current business on a short-term tenancy of 6 to 12 months with a rent of £1,000 per month (£12,000 per annum).

- Tenure: Freehold
- Local Council: Somerset Council
- Listed Building: Grade II
- EPC: C
- Utilities and Similar: Mains electricity, mains gas (new boiler recently installed), mains water, and mains drainage



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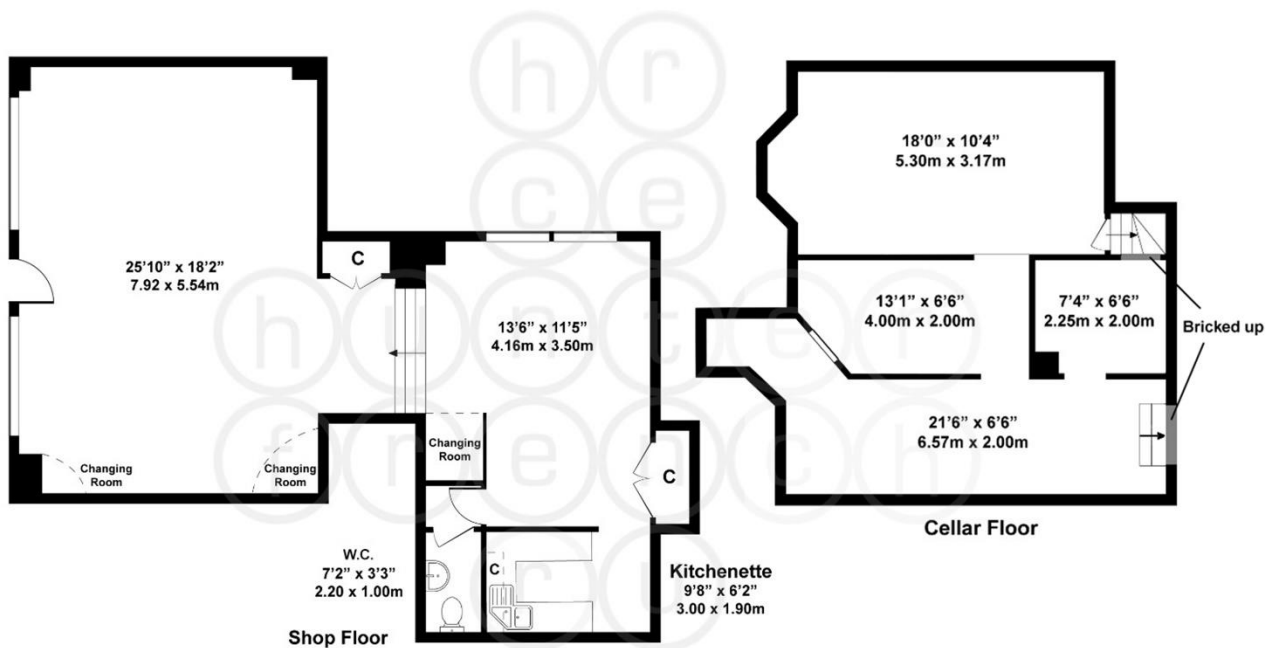
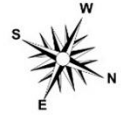
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Preview Fashions Ltd. 11 Market Place, Wincanton, Somerset, BA9 9LP



Approximate Gross Internal Area

Cellar Floor: 506 sqft - 47 sqm
 Shop Floor: 915 sqft - 85 sqm
 Total: 1421 sqft - 132 sqm

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