

The Bays

Cheddar, BS27 3QL

COOPER
AND
TANNER



£525,000 Freehold

An ideal opportunity to acquire an established freehold business which has built up an enviable reputation over many years. The property has the benefit of private living accommodation or B&B potential as it is set over three floors. The property could potentially be split into two dependants on satisfactory permissions.

The Bays Cheddar BS27 3QL

 5  3  3 EPC TBC

£525,000 Freehold

DESCRIPTION

Set in the heart of Cheddar this wonderful property offers a selection of opportunities. The property is currently used as a restaurant and houses on the ground floor a restaurant capable of comfortably seating 34 people. There are a ladies and gents toilet with wash basins and WC, a fully equipped commercial kitchen which is fully fitted with ovens, fridges and work surfaces with a separate area used for washing up with space for dishwashers/glass cleaners. There is also a fully equipped, licenced bar with a seating area.

The first floor currently houses a L shaped front and rear aspect living room with space for a dining room table. There is also a well-designed kitchen with space for white appliances with a selection of wall and base units. There are also two front aspect bedrooms with one currently used as a business store. There is also a good-sized family bathroom with sink, toilet and shower cubicle.

The top floor houses three further bedrooms and could quite easily be used as a B and B. The larger bedroom benefits from its own toilet, basin and shower cubicle along with storage facilities whilst the further two bedrooms both benefit from a shower cubicle. There is also a handy cloakroom.

OUTSIDE

The property benefits from a courtyard garden which provides parking for a couple of vehicles. There is a



handy outside store area and steel steps leading up to a decked area which is perfect for enjoying the evening sun.

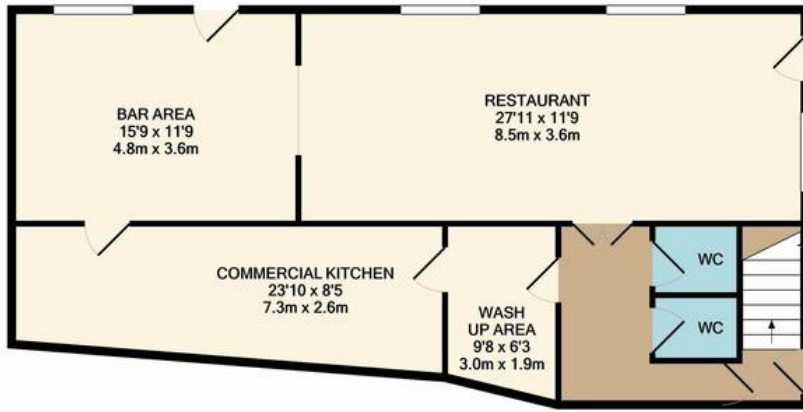
LOCATION

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Public transport is well represented with a bus service passing through the village every hour linking Cheddar with Axbridge, Weston Super Mare and Wells. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

The village itself has a wide range of shops to cater for everyday needs, bank, and a Post Office as well as doctor and dentist surgeries. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.







GROUND FLOOR
APPROX. FLOOR
AREA 887 SQ.FT.
(82.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 817 SQ.FT.
(75.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2400 SQ.FT. (222.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021

CHEDDAR OFFICE

Telephone 01934 740055

2 Saxon Court, Union Street, Cheddar, Somerset, BS27 3NA

cheddar@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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.

