

Restaurant Premises

Ref No: 2867

59 High Street, Wellington, Somerset, TA21 8QY



Town Centre Freehold Catering Premises

Large Residential Accommodation

Smart and Well-Equipped Licensed Restaurant/Cafe/Bistro – Currently Closed

Perfect Turnkey Operation Suitable for a Variety of Catering Uses

Great Opportunity for Owner Occupiers

£260,000 Freehold

Interested in this property?

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LOCATION

Wellington is a pretty Somerset market town with a population of circa 15,000. Standing between the River Tone and Blackdown Hills, the town is approximately 7 miles from Taunton and has become a popular residential location for commuters who work in both Taunton and Bristol. The town boasts a range of specialist shops, a unique 1930's cinema and Wellington Park which was restored in recent years by a Heritage Lottery Grant. Wellington has also recently become a 'Food Town' and hosts various events and initiatives to celebrate the best in local food and drink. The Restaurant occupies a prominent high street location and benefits from having residential accommodation above.

DESCRIPTION

The premises is a smartly decorated restaurant seating 34 with large versatile accommodation above. The main building is understood to date back over 400 years and the premises have retained many original features such as the exposed ceiling beams and original tiled floor to the Bar/Servery area. To the ground floor is a large Edwardian style frontage with side entrance leading into the main trade area. The secure, covered side lane provides joint access to the rear of the residential properties alongside and also separate access to the rear garden and accommodation above the premises. The well-equipped premises is a perfect 'turnkey' operation providing a great opportunity for chef/patron or couple who wish to venture into running their own business.

The premises comprises:-

MAIN TRADE AREA

Carpeted through-out with central heating radiators. Wall mounted Neoplasma air conditioning & heating system, uplighters and exposed ceiling beams. Wood effect laminated tables and high backed cushioned chairs providing seating for 34. Central steps leading up to:-

BAR/SERVERY AREA

With original tiled floor. Tea & coffee prep area, Franke coffee machine, electronic cash register, 2 under counter drinks fridges, wall mounted storage for glassware and spirits, wine racking, music system and LG Neoplasma wall mounted heat and air conditioning unit. Access to private accommodation above.

COMMERCIAL KITCHEN

Floor to ceiling tiles, and commercial non-slip flooring. Spacious and well equipped with a range of equipment including a commercial extraction system, 6 ring gas hob with oven under, 3 door fridge unit with stainless steel prep area, Blue Seal turbo fan oven, 3 commercial microwaves, under counter fridge and freezer, large upright freezer and hot cupboard. Stainless steel sink unit with drainer and wash hand basin. Access to side lane.

WASH UP AREA

Stainless steel prep tables, double sink unit with Aquajet tap, Dexion commercial dishwasher, under counter freezer and washing machine.

DRY/WINE STORE

With wall mounted wine rack and shelving.

SERVICE/FREEZER ROOM

Further storage area with fridge, freezer and tumble dryer. Access to the BIN STORAGE and REAR GARDEN.

STAFF TOILETS

LADIES/GENTS & DISABLED CLOAKROOM

Accessed via the covered side lane. Non-slip flooring, WC, wash hand basin and wall mounted heater.

PRIVATE RESIDENTIAL ACCOMMODATION

The accommodation is currently used for storage although it could potentially become very nice, spacious owner's accommodation. The flat can also be accessed via the rear of the premises using the side lane providing the next owner with the potential to let the accommodation separately. From the Bar Area stairs leading up to the:-

FIRST FLOOR LANDING

With Velux.

BATHROOM

With full bath suite.

DOUBLE BEDROOM

Light and airy room with double glazed windows to front.

KITCHEN DINER

Fully equipped kitchen with wall and floor mounted cupboards, roll topped work surfaces, inset 4 ring electric hob, under counter electric oven and domestic extraction system and one and a half sink unit with drainer. Window with front aspect and ceiling mounted light well.

TOILET

Two separate toilets with WC and wash hand basin.

OFFICE

Leading through to the:-

LOUNGE

Large room with decorative fireplace & mantel, vaulted ceiling and Combi boiler. Steps up to:-

FURTHER LIVING ACCOMMODATION/DOUBLE BEDROOM

With access to rear garden and side alley.

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REAR GARDEN

Gravelled with mature shrubs & rose bushes.

GENERAL INFORMATION

RATEABLE VALUE

£4,350. Please note this is not the Rates Payable. 100% Rates Relief available for eligible businesses under the small business rates relief scheme. Interested parties are advised to contact the Local Billing Authority, Taunton Deane Borough Council, 01823 356356.

SERVICES

We have been informed the premises are connected to mains water, gas, electricity and drainage. The property benefits from gas fired central heating throughout.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

EPC RATING D



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