



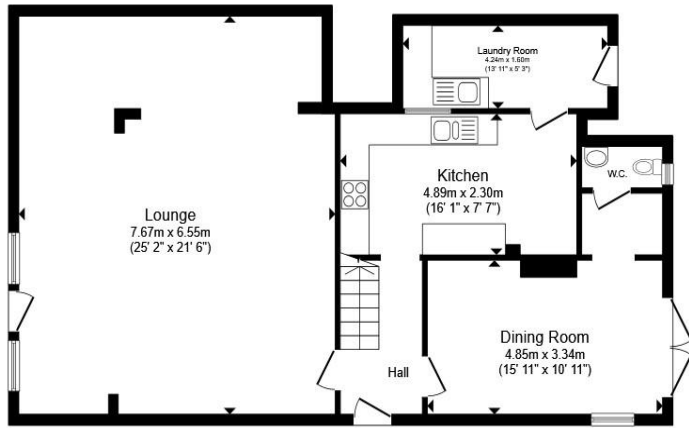
Church Street, Werrington Peterborough PE4 6QE

welcome to

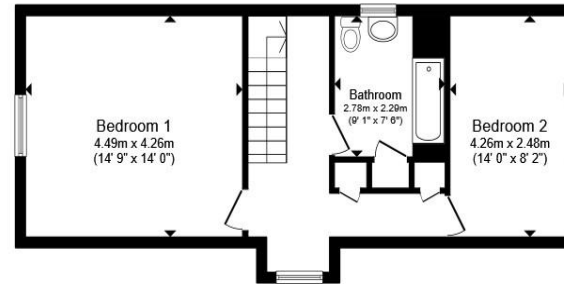
Church Street, Werrington Peterborough

Unique Mixed-Use Opportunity | Former Tea Room & Wine Bar | No Onward Chain An exciting opportunity to acquire this versatile mixed-use property located on the well-established Church Street in PE4. Previously operating as the popular At Last Tea Room & Wine Bar, this characterful property offers a wealth of potential for a variety of commercial and residential uses, subject to any necessary consents. The property provides flexible accommodation, making it an ideal investment for business owners, developers, or purchasers seeking a live/work opportunity. Its adaptable layout lends itself to a range of potential uses including a café, restaurant, wine bar, retail premises, office space, beauty or wellness business, studio, or other commercial ventures. Situated in a prominent location with excellent visibility and footfall, the property benefits from easy access to local amenities, transport links, and surrounding residential areas, ensuring broad appeal for both owner-occupiers and investors alike. Offered to the market with no onward chain, this is a rare chance to secure a distinctive property with endless possibilities and the potential to create a thriving business or investment in a sought-after location. home to the successful At Last Tea Room & Wine Bar, it offers an exciting opportunity for a variety of business uses.

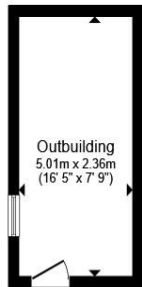




Ground Floor



First Floor



Outbuilding

Total floor area 155.6 m² (1,675 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Church Street, Werrington Peterborough

- Mixed-use commercial and residential property
- Formerly At Last Tea Room & Wine Bar
- Flexible accommodation with multiple potential uses
- Ideal for owner-occupiers, investors, and business owners
- Good access to local amenities and transport links

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG119123



Property Ref:
PCG119123 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk