# The Almshouse Tea Shop

## Axbridge, Somerset, BS26 2BA

COOPER AND TANNER




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## For Sale £285,000 to include trading business

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**Grade II Listed Tea Shop located in central Axbridge, Somerset.**

# The Almshouse Tea Shop
# Moorland Street
# Axbridge
# BS26 2BA




**Description:**
Excellent freehold lifestyle business opportunity, well suited to an individual or couple seeking to run an award-winning tea shop or may suit alternative restaurant or other uses, subject to necessary consents. Huge scope for increasing turnover.

The property comprises an attached Grade II listed building, arranged as ground floor dining area with kitchen/preparation area, WC. A spiral staircase leads to first floor dining area. Providing a total of 42 covers and a Gross Internal Area of approximately **695sqft.**

No external space or parking included with the property but an external area on the Square is rented annually for outside seating, circa 30 covers.

**The Business:**
Details of the current trading business will be available following a viewing at the sole discretion of the Vendor.

**Location:**
Axbridge is a historic market town in Somerset, known for its attractive period architecture and popular market square. The property benefits from a central position, just off the square and on the heritage trail route.

The town serves a local and tourist catchment, with convenient access to the A38 and the M5 motorway. The Almshouse Tea Rooms are approximately 2 miles from the A38 and 6 miles from Junction 22 of the M5 motorway, providing good access to the wider road network.

**What3Words Location:** ///pylons.airstrip.amending

**Business Rates:** Rateable Value £5,000 (2026 list). To note, this is not rates payable, and all interest parties should do their own investigation.

**Services:** We understand the unit benefits from connection to mains electricity, water and drainage.

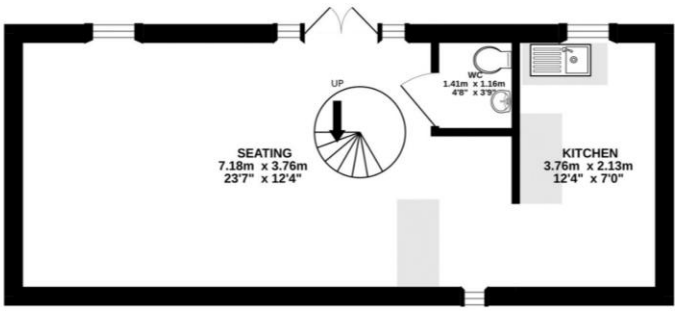
**EPC:** B/42– copy available upon request.

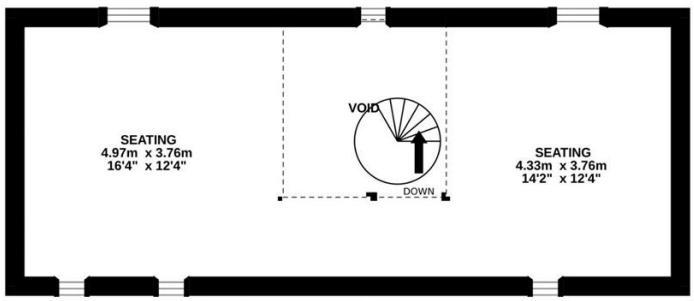
**Local Council:** North Somerset Council

**VAT:** We understand the property is not elected for VAT.

**Viewings:** By appointment only through the sole agents **Cooper and Tanner 1908 Limited.**
**T. 03450 34 77 58**

**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.





## COMMERCIAL DEPARTMENT
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