

# Tearooms And General Store For Sale

Wookey Hole, Somerset, United Kingdom

£575,000



This is a very interesting 'lifestyle' business in a rather special location. The current owners have owned the business for many years and latterly have chosen to limit the opening hours so they could take things a little easier; that being said there is huge potential for new owners with energy and vigour.

The business trades as two separate entities and all operate from this large period property.

**Tearooms;-** A major part of the business especially in the Spring, Summer and early Autumn; there is a large seating area inside (34 covers) together with 'alfresco' terrace which can seat around 20 + additional people. A full catering facility can be offered, however the current owners limit the service to tea's, coffee, cakes, cream tea's , snacks etc, in the past they have offered a more extensive menu.

**General store;** As the only shop in the village they offer a wide range of general groceries, 'food to go' such as sandwiches, hot pies, tea's coffee's etc, soft & alcoholic drinks, cards, ice cream etc. in the past they have done newspapers but it became too much of a commitment. In addition to the income streams above the owners have an attached rental property, which is let on short term (6 monthly contracts) this provides an additional income of £385 per month.

It has been suggested that property and business could be converted into a guest- house, which would generate significant revenue given its location.

## THE BUSINESS PARTNERSHIP

Avon, Somerset, South Gloucs,  
Wiltshire

Partnership House  
Somerset  
TA1 4RE  
01823 275 777  
01823 261060

Email: [alastair.glaze@business-partnership.com](mailto:alastair.glaze@business-partnership.com)

### FINANCIAL DETAILS

#### Asking Price

£575,000

#### Sales Revenue

Undisclosed

#### Net Profit

Undisclosed

#### Furniture / Fixtures Value

Undisclosed

#### Inventory / Stock Value

Undisclosed

### GENERAL DETAILS

#### Years Established

19 years in current format.

#### Employees

owners plus part time staff.

#### Trading Hours

limited

#### Property

Freehold

## LOCATION

This property is in a superb semi rural location, situated in the famous village of Wookey Hole (home of Wookey Hole Caves). The cave complex was recently been purchased by Gerry Cottle the well-known circus owner ([www.wookey.co.uk](http://www.wookey.co.uk)) and he has already started to invest in the facilities to improve its appeal and visitor traffic, As an all year round tourist attraction the caves generates significant visitors to the village and environs.

## EXPANSION POTENTIAL

The business trades on hours to suit the vendor, these could be substantially increased.

## COMPETITION / MARKET

none

## SUPPORT & TRAINING

Handover

## REASONS FOR SELLING

Retirement



**Avon, Somerset, South Gloucs,  
Wiltshire**

Partnership House  
Somerset  
TA1 4RE  
01823 275 777  
01823 261060

Email: [alastair.glaze@business-partnership.com](mailto:alastair.glaze@business-partnership.com)

## FINANCIAL DETAILS

### Asking Price

£575,000

### Sales Revenue

Undisclosed

### Net Profit

Undisclosed

### Furniture / Fixtures Value

Undisclosed

### Inventory / Stock Value

Undisclosed

## GENERAL DETAILS

### Years Established

19 years in current format.

### Employees

owners plus part time staff.

### Trading Hours

limited

### Property

Freehold