

Lillypool Café and Holiday Lets

Shipham Hill, Shipham, BS25 1RQ

COOPER
AND
TANNER



£850,000 Freehold

A fantastic opportunity to purchase a freehold business comprising a well-established café, courtyard of eight self-contained holiday let units and three recently installed lodges. There is further scope for enhancement and is an excellent owner occupier lifestyle opportunity.

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DESCRIPTION

A truly unique lifestyle business situated within the Mendip Hills Area of Outstanding Natural Beauty on the outskirts of Shipham and Cheddar. Within short distance to one of the region's most popular attractions Cheddar Gorge and Caves and proximity to other nearby attractions such as Wookey Hole Caves, Wells Cathedral, seaside towns, exploring the Mendip Hills and is easily accessible from the M5 motorway.

The property comprises a farmshop style café and a range of letting accommodation. It extends to approximately 1.2 acres or thereabouts and offers ample onsite parking, additional amenity space and scope for further development, STPP.

Lillypool Café

Well-established trading café business providing breakfast and lunch trade. There is a manager in place and circa 2.5 full time equivalent members of staff.

Current opening times:

Monday & Tuesday: 8am-2pm

Wednesday – Sunday: 8am – 3pm

There is significant indoor dining area together with outdoor seating, fitted commercial kitchen, and store. There is also planning consent to extend and scope for owners/managers accommodation on the first floor.



Letting Accommodation

A courtyard development of eight holiday apartments all have been finished to a high standard and benefit ensuite facilities. There are a further three detached two-bedroom lodges.

Current winter rates circa £120 per night and peak season rates circa £140 per night, unit depending. The letting accommodation is currently advertised Booking.com and benefit from an 8.8 (out of 10) Fabulous review over 326 reviews. As seen on www.booking.com/hotel/gb/lillypool-farm.en-gb.html



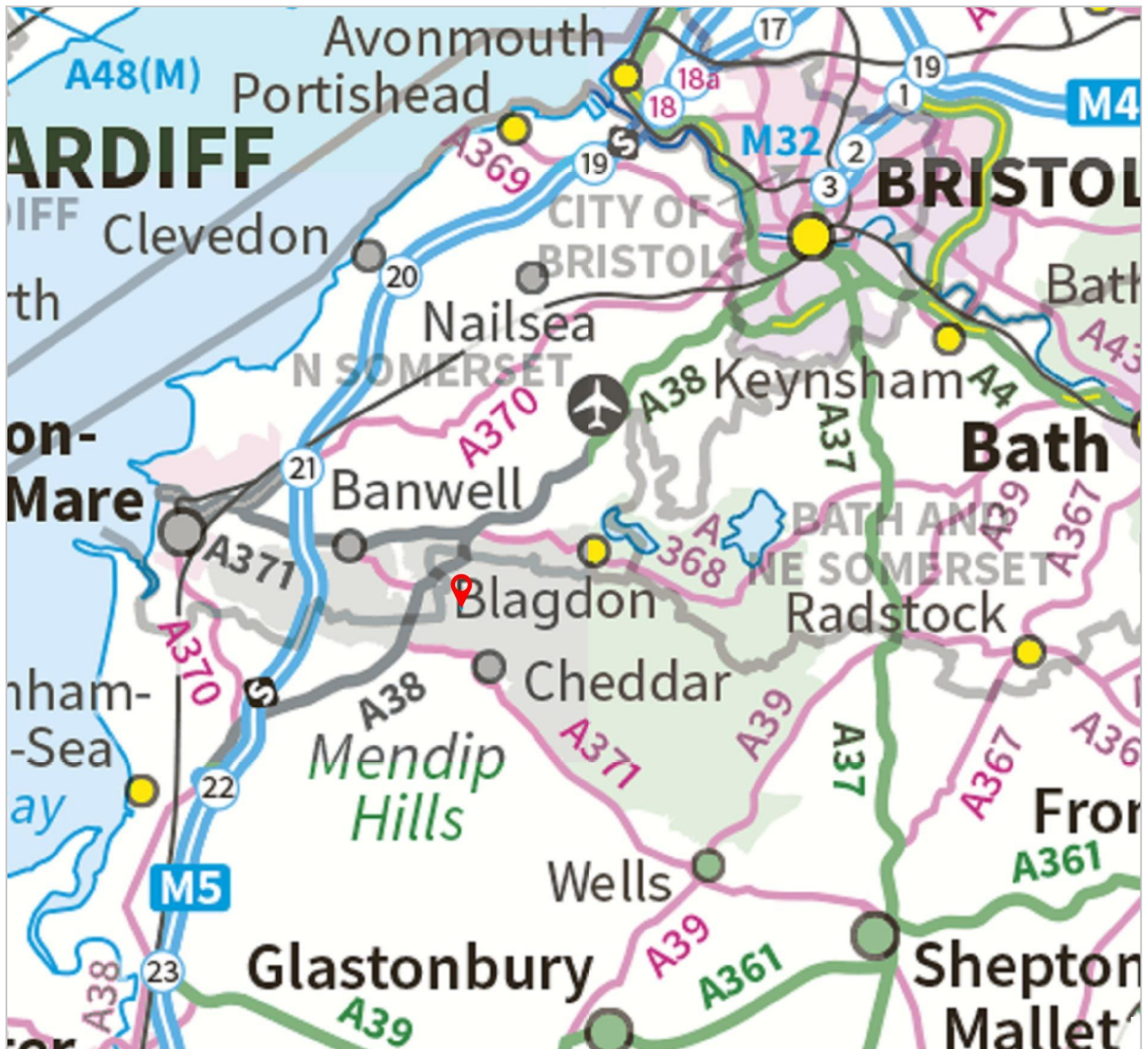
Business Details

The freehold is being offered together with any trading assets, goodwill, and intellectual rights. TUPE regulations may apply to current staffing. More information regarding the trading of the business can be obtained from the agent following a viewing at discretion of the Vendor. Initial information can also be found on the website: www.lillypoolcafe.co.uk.

DIRECTIONS

Travelling into Shipham from the Rowberrow direction, proceed into The Square and on past Hansfords and The Penscot. Continue straight along Cuck Hill passing Templars Way on your left-hand side, continue out of the village and down the hill towards Cheddar. The property will be found on the left-hand side.





Local Council: Sedgemoor

Business Rates: Rateable Value £12,500 (April 2023 list). Does not appear to include all the letting accommodation. This is not the rates payable interested parties should satisfy themselves with the local billing authority.

Services: Mains water, 3-phase electricity, LPG gas and private drainage. Services and appliances not tested.

Tenure: Freehold, vacant possession upon completion.

EPC Rating: TBC. An EPC has been commissioned.

VAT: We understand that the property is NOT elected for VAT.

Viewing: By appointment only with Cooper and Tanner 1908 Ltd. Telephone 01934 740055.

Agents Notes:

The marketing photographs have been provided by the Vendor and were taken at earlier dates than commencement of marketing.



CHEDDAR OFFICE

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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.



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