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THE ARK CAFE AND CHRISTIAN BOOKSHOP
11 St. Thomas Street
Lymington, Hampshire, SO41 9NA



£325,000 Freehold

Café and Christian Bookshop
known as 'The Ark'



Lock up shop premises with a self-contained flat above
and a separate single storey detached building at the rear
in a peaceful, secluded garden
(Total area approx. 111.7sq.m, 1200sq.ft)

LOCATION

St Thomas Street is a continuation of the High Street and has a variety of independent shops and businesses
Close to St. Thomas Church, 2 major supermarkets
and town centre car park

11 St Thomas Street Lymington

The shop premises:

Front building adjacent to the street:

Retail floor area approximately 67.5 sqm, divided into Café and Bookshop, small kitchen and coat cupboard.

Gas-fired Central Heating throughout.

The bookshop is beautifully fitted out with shelving and integral lighting, POS touch-screen Till and Credit Card Terminal.

The Café has good quality tables and chairs to seat 30 covers.

Visacrem 2-handled Coffee Machine, refrigerated display cabinet

Kitchen includes oven, microwave, panini grill, soup kettle, commercial fridge, etc.

To the rear of the shop there is a

Detached Building:

Constructed of brick with a slate roof. There is great potential to develop this area to bring in additional income.

Entrance Door

Fitted kitchen (3.65 x 1.65m) with sink, worktops, cupboard and work surfaces, Creda Hotpoint Gas Cooker and microwave

Meeting Room (6.70m x 4.11m) capable of holding 20-30 people, gas-fired central heating; 2 computer stations. Door leading to the paved patio area.

Store Room (4.11m x 1.98m) containing 2 large commercial freezers and 1 commercial refrigerator, storage racks and electric points

Two Cloakrooms

Patio garden with seating for a further 20 covers during the summer.

Flat:

There is a flat above the shop premises which is let out on a 125 year Lease from 31.12.1998 at a ground rent of £50 p.a.

Rateable value of shop premises: £11,750, subject to an existing appeal.

Asking price to include: Fixtures, fittings, equipment, machinery and stock

VIEWING: strictly by appointment please through the owner

These particulars are believed to be correct but their accuracy cannot be guaranteed nor do they constitute an offer or contract