



To Let

Stoke-Sub-Hamdon, TA14 6PP

Monthly Rental Of £375



ORCHARDS  
ESTATES



Calling all budding entrepreneurs! An exciting opportunity of a retail unit to let in the heart of this beautiful village with its picturesque countryside and thriving community. The shop unit is situated in this lovely character building which was originally a bakery and has previously been used as a vets and prior to that a carpet shop.

Monthly Rental Of £375



## LOCATION

Within Stoke Sub Hamdon there are a variety of local shops, mini supermarket, hairdresser, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill stands on the fringe of the village offering commanding views over the surrounding countryside. Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

## Main shop

Double front door leads from street into generous retail space with electric radiator and front aspect single glazed window. Doorway leads from this room to the second room. In addition, a door leads to the internal hallway and the apartments within the building.

## Second Retail Space

Accessed from the main retail room, this second room also has a front aspect single glazed window and benefits from an electric radiator and a door leading to a storage room.

## Outside Space

Outside space comprises path leading to outside loo and outbuildings used for the shop.



## AGENTS NOTE

Orchards Estates 24/7 Sales and Lettings Agents. We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. All available 24/7 for your convenience. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.



### Directions

When coming on to Cartgate Link Road (A3088), take the first left halfway up the road and turn right on to the main road past Stanchester School. Continue through to High Street and the property is situated on the right hand side.

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

59

This is how energy efficient the building is.

### Technical Information

Main heating fuel: Grid Supplied Electricity  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 29  
 Assessment Level: 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 91.83  
 Primary energy use (kWh/m<sup>2</sup> per year): 543.18

### Benchmarks

Buildings similar to this one could have ratings as follows:

22

If newly built

65

If typical of the existing stock



01460 477977 or 01935 277977



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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