



Great Bow Wharf

Bow Street, Langport, Somerset, TA10 9PN

Tenure: Freehold

Price: £600,000

Ref: 96552

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Attractive riverside position
- Historic market town location
- Multi-use commercial accommodation
- Established café with outside seating
- Range of individual offices, meeting rooms & studio space
- Freehold investment opportunity

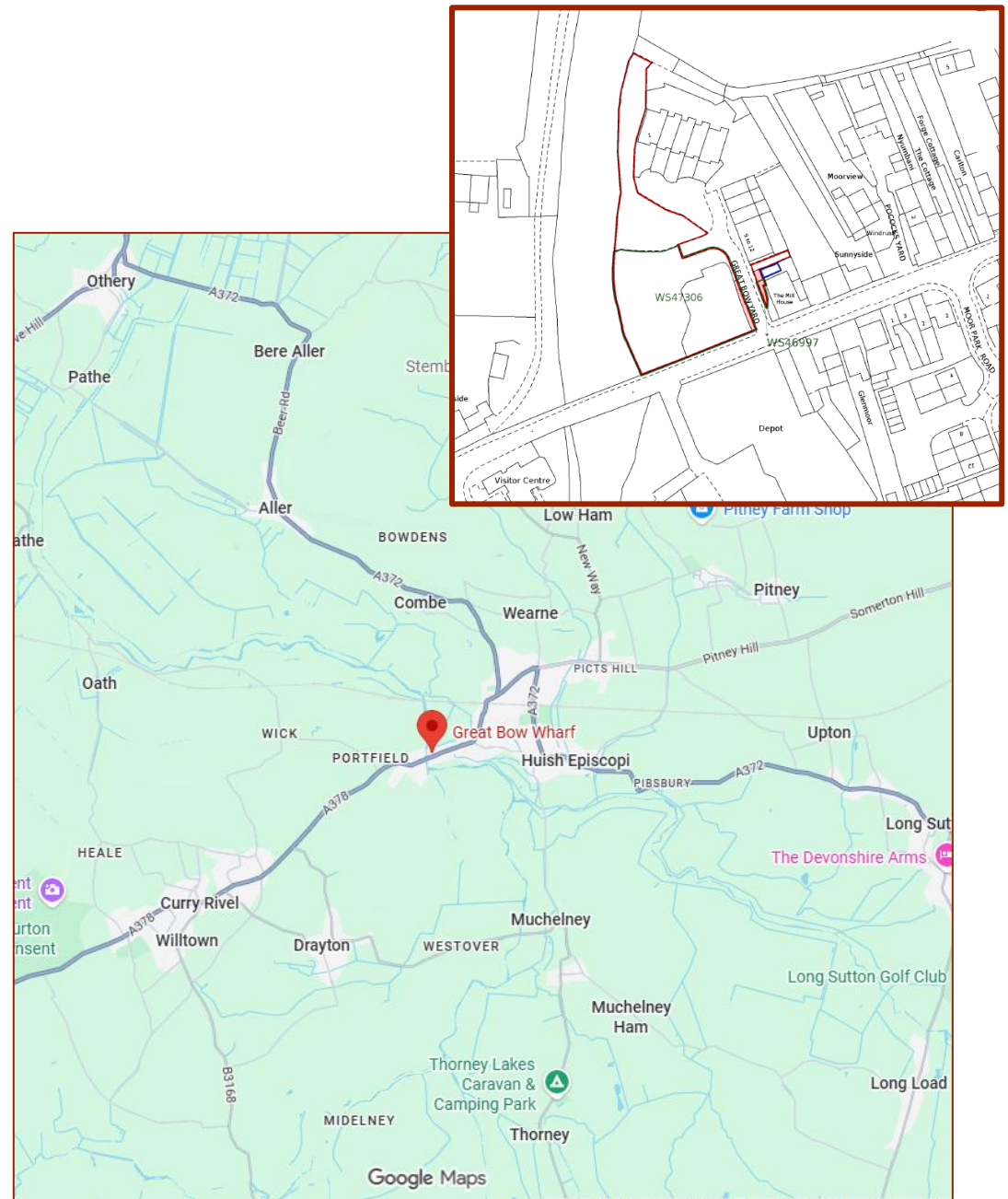
Location

Great Bow Wharf occupies an attractive riverside position on Bow Street in the historic Somerset market town of Langport on the eastern bank of the River Parrett. The property is in a particularly attractive setting overlooking the river, yet within easy walking distance of the town centre and its range of independent shops, cafes and amenities.

Langport is an historic and characterful town situated at the heart of the Somerset Levels with a population of approximately 3,600. The town has a long association with the River Parrett and its historic trade which took place at Great Bow Wharf forms part of this heritage.

Langport's town centre is particularly attractive: it has a range of historic buildings, independent businesses and open green spaces while the surrounding Somerset Levels provide a popular area for walking and other outdoor activities.

Langport has good road connections via the A378 providing access to Taunton and Yeovil, whilst the A303 is accessible via the A372. The surrounding towns and villages provide a wider catchment for the businesses operating from Great Bow Wharf, and Langport's riverside setting and attractive town centre also draw visitors to the area.



The Property

Great Bow Wharf provides a range of multi-use commercial accommodation that is arranged over the ground and first floors. It includes individual offices, meeting rooms and studio space in addition to community meeting facilities. The accommodation is currently occupied by a variety of local businesses and professionals.

Trade Areas

Accessed from Great Bow Yard via automatic doors leading into the entrance hallway. The accommodation retains a wealth of character including exposed timber beams, wooden floorboards, exposed brickwork, sash windows, wall panelling and vaulted ceilings. Each individual room has been named to reflect the history of the wharf and its trade on the River Parrett; the principal meeting rooms are named after the Stuckey and Bagehot families whilst the other rooms take their names from goods historically traded on the river including salt, willow and grain.

From the entrance lobby, the ground floor provides access to a variety of individual offices and meeting rooms together with separate LADIES', GENTLEMEN'S and ACCESSIBLE TOILETS. Double doors open into the 'Kitchen at The Wharf', a café, bakery and catering space. A key coded security door leads to further office units which are arranged over two floors. A stairwell and disability lift provide access to the first floor. Both floors benefit from kitchen facilities as well as LADIES' and GENTLEMEN'S TOILETS. On the first floor is a useful SHOWER ROOM.





Kitchen at the Wharf

This well-established café occupies an attractive position within Great Bow Wharf with views over the neighbouring River Parrett. The café can accommodate approximately 40 covers internally and has a rustic and characterful feel with exposed brick walls, wood flooring, attractive windows and vaulted ceilings with exposed beams. The café is equipped with a coffee service counter and a separate food service counter as well as a fitted COMMERCIAL KITCHEN to the rear and a separate WASHING-UP AREA. The café can be independently accessed from the rear where a pedestrian gate from the parking area leads through the outside seating area into the café. Externally, the café has two seating areas; the first abuts the rear of the property providing outside seating for approximately 20, whilst the second is a raised outside eating area seating approximately 16. The external seating areas benefit from the property's attractive riverside setting.



External

To the rear is a small YARD which provides access to a secure STORAGE BUILDING as well as BIN STORAGE AREA. There are two allocated parking spaces serving the property which are currently used for disabled parking. Further free public car parking and on-street parking is available throughout Langport.

The Business

Great Bow Wharf investment property is currently operated as a multi-use commercial centre with office accommodation let on short term licences. The Kitchen at The Wharf is operated independently by a third party. Total annual gross rental income from the office licences, hot desking and café is approximately £65,000 per annum. Further historic income and financial information can be made available to genuinely interested parties following a formal viewing.



Tenure & Price

FREEHOLD £600,000 to include goodwill and fixtures and fittings. Great Bow Wharf is offered for sale as an investment opportunity. The office accommodation is occupied on short term licences whilst The Kitchen at the Wharf is held on a 5 year lease commencing 1st June 2023, producing a current rent of £25,200 per annum. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is assignable, subject to the Landlord's consent.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

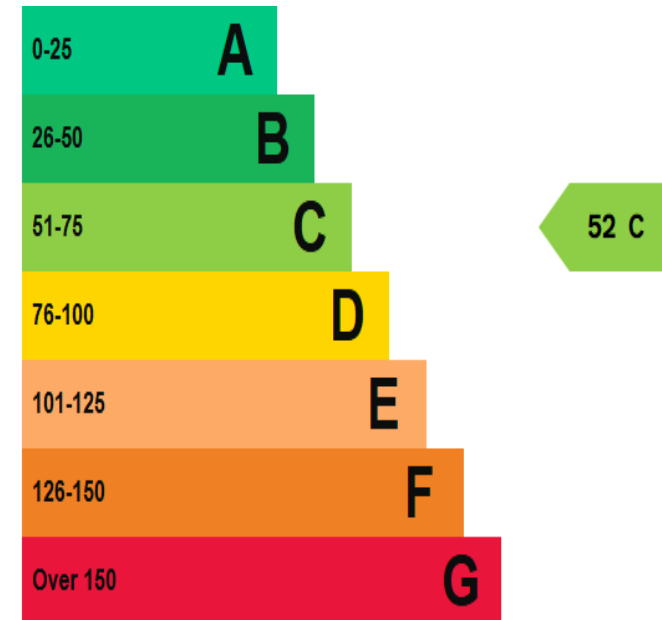
Licences

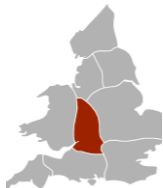
We understand that a Premises Licence is held although the agent has not had sight of this.

Services

All mains services are connected.

Local Authority: Somerset Council





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.