

**ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL**



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**MANGERTON MILL TEA ROOMS,**  
**MANGERTON LANE, MANGERTON, BRIDPORT, DORSET, DT6 3SG.**  
**£30,000 LEASEHOLD**  
**AS A GOING CONCERN**

**30 COVERS**

**OUTSIDE SEATING AREA**

**AMPLE PARKING**

The tea rooms are set in a quaint rural location being the ground floor of the former mill cottage. Having covers for 30 plus external patio and lawned areas available for seasonal visitors. This area of West Dorset is very popular with tourists exploring the local country side including the villages of Powerstock, West Milton, Lodgers and the view point of Eggerdon Hill. Nearby is the market town of Bridport with shopping facilities hotels and coastal facilities are available at West Bay with major holiday attractions.

The premises has a fully equipped kitchen, toilet facilities and car park. Opening hours are 10am to 9pm and the trade has currently been built on cream teas, cakes and salad type meals. 5 days trading. To date no serious cooking has been undertaken but there is a possibility for this.

The premises comprise, large porch way over the glazed panelled entrance door open to the restaurant room about

**Restaurant Room:** about 27'2" (8.3m) by 16'8" (5.1m) with quarry tiled floor, exposed ceiling beams and timbers. 6 wall mounted lights. Various picture lights and 2 windows with views to the frontage. Mock inglenook stone fire place plus a brick built fire place on the opposite wall. Fitted smoke detector. Ample power points. Georgian style glazed panel door with bullion pane open to inner passage leading to the toilet area with ladies and gent's toilets and exit door. Pair of doors opening to the internal passageway to



**Kitchen:** about 16'8" (5m) by 10' (3m) fitted with range of work tops. Stainless steel sink. Further stainless steel bowl and a range of high level cupboards. Electric cooker. Quarry tiled flooring. Double aspect windows. 2 strip lights. An extensive range of power points. Extractor to the window area. Door to

**Storage/Utility Area:** with extensive range of shelving. Stainless steel sink, hot and cold. Windows. Pre lagged hot water cylinder fitted with erosion heater. Door to rear of premises.

**Outside:** large paved terrace and grass area. (Use for summer teas)  
Car parking area for approximately 20 vehicles.

**Services:** Mains water, electric and drainage. Currently no business tax payable.  
View strictly by appointment with the agents.

**Lease:** New 3 year lease to be agreed.

**Price:** To include full inventory.

**Viewing:** Strictly by appointment with Holloway Estate Agents.