



Cafe at Grassroots Garden Centre, Stalbridge Road, Henstridge, Somerset BA8 0SA

Cafe available to let

 450.00 sq ft

- Available to let immediately
- Well established location within a popular garden centre
 - Staff available
- Flexible lease terms available
 - Fully equipped Cafe
 - Good all year round trade

£9,000 Per Annum

THE PROPERTY

Within the Grassroots Garden Centre, Henstridge, this self contained, fully equipped café unit is available to let immediately. The property comprises an attractive café premises extending to approximately 450 sq ft, and formed within a modern, purpose-adapted modular building set. The accommodation benefits from extensive full-height glazed elevations, providing excellent levels of natural light throughout.

Internally, the café is well configured and predominantly open plan, incorporating a customer seating area and service counter with associated food and drink preparation space. The fit-out includes timber flooring, seating, and a well-equipped serving area, offering a functional and welcoming environment suitable for immediate occupation. Ancillary accommodation includes useful storage areas and back-of-house facilities.

Externally, the property is complemented by generous outdoor seating arranged across paved and gravelled areas, with picnic-style benches.

The current staff would be ready to move over to a new business if required.

SITUATION

Henstridge is an established Somerset village situated close to the Dorset border, offering a semi-rural setting supported by a range of local amenities and a strong sense of community. The village benefits from convenient access to nearby towns including Sherborne, Wincanton, Yeovil and Gillingham, which provide a wider mix of retail, leisure and commercial services.

The location is well connected via the A30 and A303, offering good transport links to Yeovil, Shaftesbury, Salisbury and the wider South West, making Henstridge an attractive and accessible village location for local and destination-focused occupiers.

SERVICES

Mains water and electricity.
Drainage: Septic tank.

WHAT3WORDS

///torches.bumping.shunning

TERMS

Flexible lease or licence terms available subject to contract.

LOCAL AUTHORITY

Somerset Council - Tel: 0300 123 2224
Contact agent for further information on business

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.lettingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



FRR/27.01.2026



01305 261008 ext 5

commercial@symondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.