

Photograph take June 2025
(Ground floor windows have
since been boarded up)



SITUATION

Located at the junction with Lower North Street amongst nearby occupiers such as **Tesco Express, Post Office, Weston Hospicecare** and a range of independent retailers.

Cheddar is located on the southern edge of the Mendip Hills, approx. 9 miles north-west of Wells and 20 miles south-west of Bristol with access to the M5 motorway via the A371 and A38.

PROPERTY

An end of terrace building comprising a **Former Bank** on ground, first and second floors (see 'Planning' section). In addition, the property will include **4 Car Parking Spaces** at the rear (see Site Plan).

ACCOMMODATION¹

Former Bank:

Ground Floor

GIA Approx. 753 sq ft

First Floor

GIA Approx. 753 sq ft

Second Floor

GIA Approx. 828 sq ft

Total GIA Approx. 2,334 sq ft

Plus 4 Car Parking Spaces

¹Not inspected by Barnett Ross. Areas provided by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING FOR RESIDENTIAL CONVERSION

On 19th March 2025, Somerset Council confirmed that 'Prior Approval' was not required for 'Change of use from Commercial, Business and Service (Use Class E) to 4 Dwellinghouses (Use Class C3)'. Planning Ref: 17/25/00004.

This 'Prior Approval' also included the 2 adjoining Cottages - see Lot 15.

Refer to the Auctioneers for the Planning Documentation and Plans.

The 2 Dwellinghouses within this lot would comprise 2 Self-Contained Flats above the Former Bank as follows:

- 1 x 753 sq ft First Floor Flat above the former banking hall (1 Bedroom with ensuite Bathroom/WC, open plan Kitchen/Living Room, Utility Room, sep. WC)
- 1 x 828 sq ft Second Floor Flat above the former banking hall (2 Bedrooms, open plan Kitchen/Living Room, Bathroom/WC)

Refer to the Auctioneers for the floor plans relating to the 2 Flats.

Note: We are also offering the 2 adjoining cottages and the rear car park/rear garden in this auction – see Lots 15 & 16.

Vacant Former Bank with Approval for Residential Use

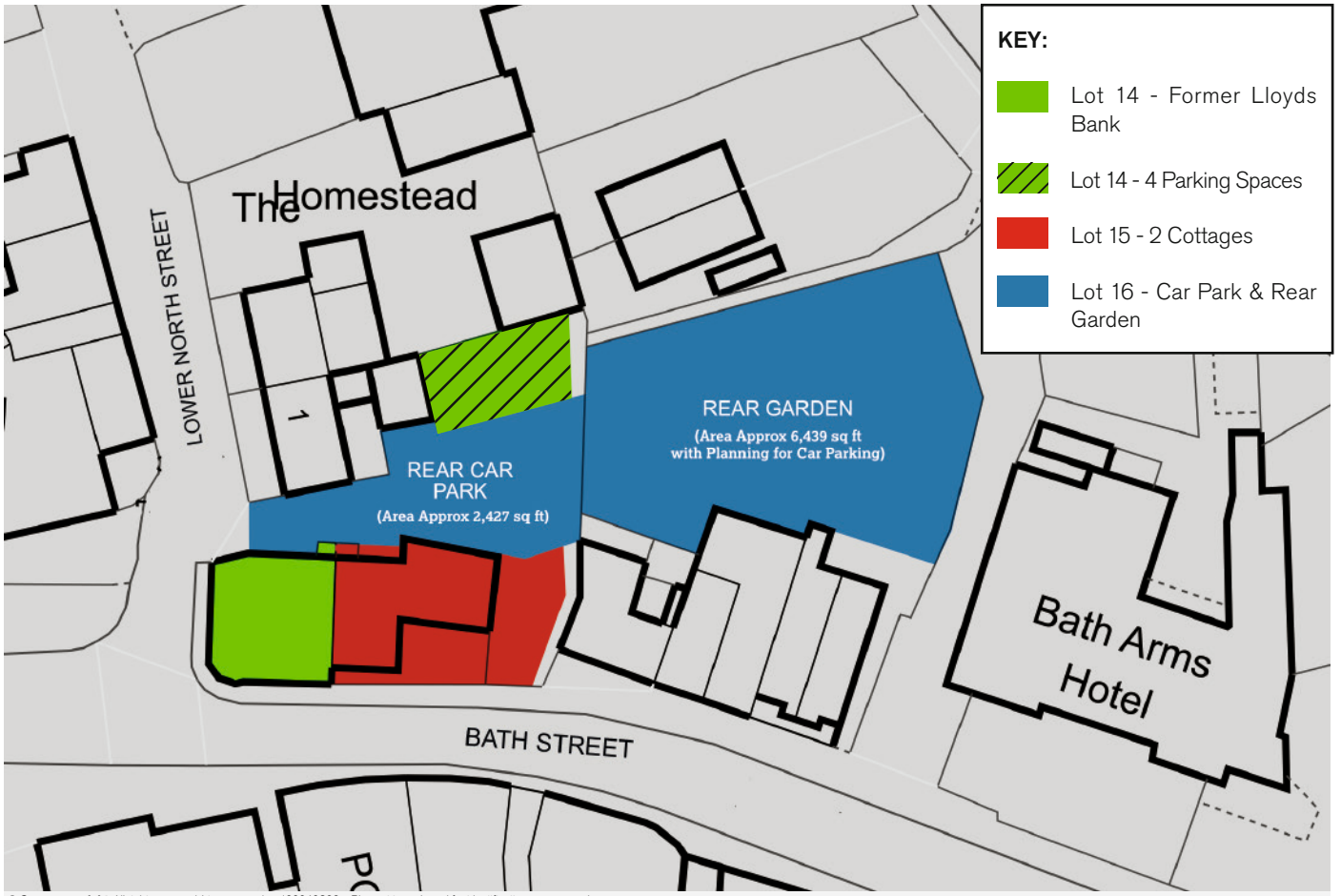
The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Joint Auctioneers

Kings of Cheddar
 Tel: 01934 744 855 Ref: John Denbee
 Email: info@kingsofcheddar.co.uk

Vendor's Solicitors

Howard Kennedy LLP
 Tel: 020 3755 6000 Ref: Martin Philips
 Email: martin.philips@howardkennedy.com



KEY:

■	Lot 14 - Former Lloyds Bank
▨	Lot 14 - 4 Parking Spaces
■	Lot 15 - 2 Cottages
■	Lot 16 - Car Park & Rear Garden

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