



## Key Features

- Prominent Village Location
- Potential for Other Uses
  - Extensive Gardens
  - Substantial Premises
  - Currently Operating
- Limited Hours - Potential for Business Expansion
- Easy Access to the Coast and Quantock Hills

**FOR SALE**

# Quantock Stores

with Residential Accommodation above

Village Store and Post Office with 3 / 4 Bedroom Flat (289.37m<sup>2</sup> / 3,113ft<sup>2</sup>)

1 Castle Street, Nether Stowey, Nr Bridgwater TA5 1LN

£480,000



\* Suitable for many alternative uses - with or without the Post Office\*



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

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We are marketing the well known Quantock Stores and Post Office premises - a substantial building situated in a prominent position in the centre of the sought after village of Nether Stowey.

The property is currently used as a retail store with a Post Office, which does not have to be retained although benefits from retaining the 'old style' Post Office contract, with a fixed remuneration which can be transferred to any new Postmaster.

The catchment for the use of the Post Office could extend further with the recent news that the Post Office business in the local convenience store of Kilve may close.

The ground retail area includes a Tea Room, which is not currently used but could be 're-opened' and benefits from an extensive kitchen set up as well as a Licence for the sale / consumption of alcohol on and off the premises.

The current owners have also recently agreed for the Post Office to become an Amazon Hub, providing a delivery location to collect and return customer Amazon packages.

Whilst the premises benefits from the existing use as a Post Office and Stores, which has been popular over the years, the size of the property lends itself to a number of other potential uses, subject to planning, with the bonus of substantial residential accommodation above.

To the rear of the premises is a south facing garden extending to almost 60 meters (200 ft) with a large patio area, summerhouse, greenhouse and vegetable garden.

Nether Stowey is situated in West Somerset close to the A39 and is probably one of the best bases from which to discover the Quantock Hills with its' many combes – the first 'Area of Outstanding Natural Beauty' to be established in England.

Within the expanding village, currently with 110 homes being built and up to 130 more planned, you will find 2 No. Public Houses, Butchery, Doctor's Surgery with Pharmacy, Vet's, Fire Station and a very active range of clubs and activities.

The village has a vast history including the Thomas Poole library located within the old village school which was founded by Thomas Poole in 1812-1813 and was only the second free school in the country. Thomas Poole was a major benefactor to the village and was instrumental in bringing Samuel Taylor Coleridge to Nether Stowey where he wrote The Rime of the Ancient Mariner and other notable works. William Wordsworth followed Coleridge to the area and he and his sister settled in Holford - a nearby village.

Conde Naste Traveller lists Nether Stowey as "one of 5 secret, pretty places to visit in Somerset." and the Bristol Post says "explorers have been flocking to one beautiful village steeped in history just one hour's drive south of Bristol. Nether Stowey is known as being in England's first area of outstanding natural beauty, the Quantock Hills."

## ACCOMMODATION

The accommodation is split as follows:

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	146.44	1,575.69
First Floor	126.24	1,358.34
Second Floor	16.69	179.58

Access to the property is afforded through 3 No. doors, two of which lead into the commercial retail store and the other leading to a rear access, which forms part of the curtilage of the property which we understand is shared with several adjoining properties.

The property benefits from large attic space which is currently used for storage but could be utilised subject to Planning, to create additional living accommodation.

The property has a long garden amenity to the rear.

## SERVICES

Mains electricity, gas, water and drainage are connected to the property. Telephone lines available for connection subject to BT Regulations.

*(We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.)*

## EPC

The commercial area has an EPC rating of D91.

The residential upper floors has an EPC rating of E53.

## OUTGOINGS

We understand the Post Office and Store premises has been assessed for business rates, with a rateable value of £9,400.

*Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000 - 100% relief applies.*

The residential accommodation has a Council Tax Banding of C.

## METHOD OF SALE

The property is being offered for sale of the Freehold, by informal tender with vacant possession on completion.

The Vendors own the Freehold, registered with Land Registry under the title number ST137411.

The Purchasers have the opportunity to continue the Post Office and retail store, with the ability to re-open the Tea Room, as appropriate. Accounts can be made available for the business, on an accountant to accountant basis.

All stock for the Store is to be purchased at valuation on the date of Transfer.

## GUIDE PRICE

We are looking to seek offers over £480,000 for the Freehold and offers are invited on an unconditional basis.

## VAT

The seller has not opted to tax; therefore, VAT will not be payable but all parties should make their own enquiries to HMRC.

## LEGAL COSTS

Each party is responsible for their own respective legal costs.

## ANTI MONEY LAUNDERING

The prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

## PLANNING

The prospective Purchaser should make their own enquires to the Planning department regarding their proposals and intended use.

It is thought that should a prospective Purchaser not wish to continue the Post Office and Store, there is possibility of achieving Planning Permission for the Change of Use of the ground floor premises, subject to Planning Permission being granted.

## IMPORTANT NOTICE

Lyndon Brett Partnership give notice to the following:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

## VIEWINGS

Viewings are offered strictly by prior appointment with the joint agents:



Contact: Emma Moffatt  
Tel: 01278 450350 / 07718563720  
Email: [emma@lbp-ric.co.uk](mailto:emma@lbp-ric.co.uk)



Contact: Jon-Paul  
Tel: 01275 377880  
Email: [jp@humberstones.uk.com](mailto:jp@humberstones.uk.com)



## LOCATION

Miles: 7.9 miles west of Bridgwater

11 miles north of Taunton

18.2 miles east of Minehead

Roads: A39

Rail: 8.5 miles west of Bridgwater Railway Station

Air: 33 miles south-west of Bristol Airport