

CHANIN & THOMAS

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Clive Downs Butchers, High Street, Porlock



A well established successful butchery business for sale as a going concern occupying a prominent trading position in the much favoured West Somerset village of Porlock.

*Shop *Preparation Area/Kitchen *Cold Store *Rear Shared Yard *WC
*Timber Store Shed

Offers in the region of: £140,000 Freehold

Ref: 616

8 The Parade
MINEHEAD
(01643) 706666
Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
Fax: (01643) 708560

9 Fore Street
WILLITON
(01984) 632167
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2A Castle Street
NETHER STOWEY
(01278) 733050

Clive Downs Butchers, High Street, Porlock, Somerset, TA24 8PT

A well established successful butchery business for sale as a going concern occupying a prominent trading position in the much favoured West Somerset village of Porlock.

Porlock is a charming village which lies between Exmoor and the sea, sheltered by picturesque hills and within the Exmoor National Park. The village has an excellent range of everyday shopping facilities with the quaint hamlet and harbour of Porlock Weir approximately two miles away. West Somerset's premier coastal resort, Minehead has a more comprehensive range of facilities and is approximately six miles, and the County town of Taunton which has mainline rail connections and access to the motorway network is approximately twenty six miles. For those who enjoy exploring the countryside, the Exmoor National Park, Brendon and Quantock Hills and many other renowned beauty spots of the areas are all close at hand. [Commercial]

We understand the property was originally purpose built as a butchers shop in the late 19th Century and has been used for this purpose since. It is stone and brick construction under a tiled roof and the fully equipped business is available on the market due to the impending retirement of the current proprietor. The premises are arranged as follows:

Shop: 5.4m (17'9) x 5.38m (17'8) with vaulted ceiling

Tiled Preparation Area/Kitchen: 2.64m (8'8) x 2.04m (6'8) stainless steel sink unit, electric water heater

Cold Store: 2.38m (7'10) x 2.54m (8'4)

Outside: To the side of the property is a shared passageway area approached via double doors to the High Street and leading to a

Rear Shared Yard:

WC:

Timber Store Shed:

Services: mains electricity, water and drainage

Rateable Value: £3200pa

Tenure: Freehold

Note: The purchase price will include all goodwill, trade fixtures and fittings (inventory available). Accounts are available for inspection to genuinely interested applicants. The property is also available on a leasehold basis with an ingoing premium of £25,000 and an initial rent of £6,000 per annum on full repair and insuring terms with the length of lease and other issues to be agreed by negotiation.

VIEWING: By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF Telephone 01643 706666

EMAIL ADDRESS: post@chaninandthomas.co.uk

WEBSITE: www.chaninandthomas.co.uk



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