



SMITHS

of Newent Est 1886

16 Broad Street, Newent
Gloucestershire, GL18 1AJ
Tel: 01531 820767

enquiries@newentproperties.co.uk



Country Corner, Broad Street, Newent, GL18 1AQ.
ASKING PRICE £300,000



An excellent and rare opportunity to purchase one of the best located retail properties

For more information on this or other properties please call

01531 820767

Prime Retail & Development Opportunity – Central Market Town Location

An exceptional chance to acquire a **prominent double-fronted retail premises** on sought-after **Broad Street**, at the heart of a thriving market town. Currently home to **Country Corner**, a well-known local business, the property is offered **with vacant possession** due to retirement.

Property Highlights

- **Ground Floor:** Spacious retail area with excellent frontage and footfall
- **Rear:** Substantial storage/workshop with **vehicular access** and internal garage
- **Basement:** Useful storage with future potential
- **Upper Floors:**
 - First Floor: Two large rooms, kitchenette, WC – potential for flats (STP)
 - Second Floor: Bright, flexible space – ideal for residential or office use
- **External Access:** Rear vehicle access + **separate entrance** to upper floors via side alley

Key Features

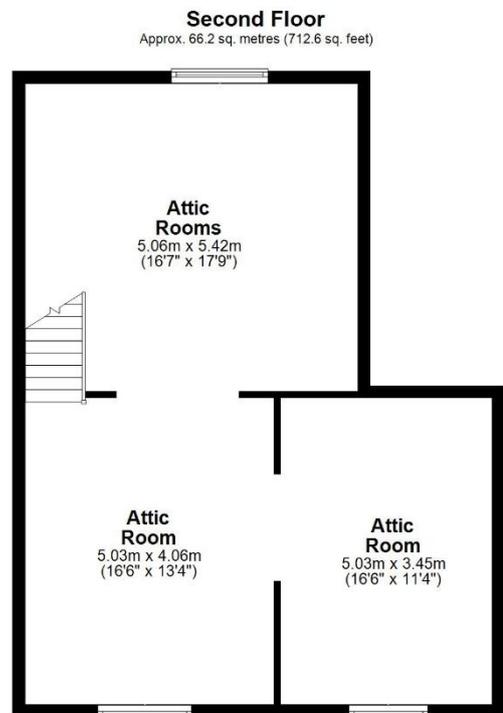
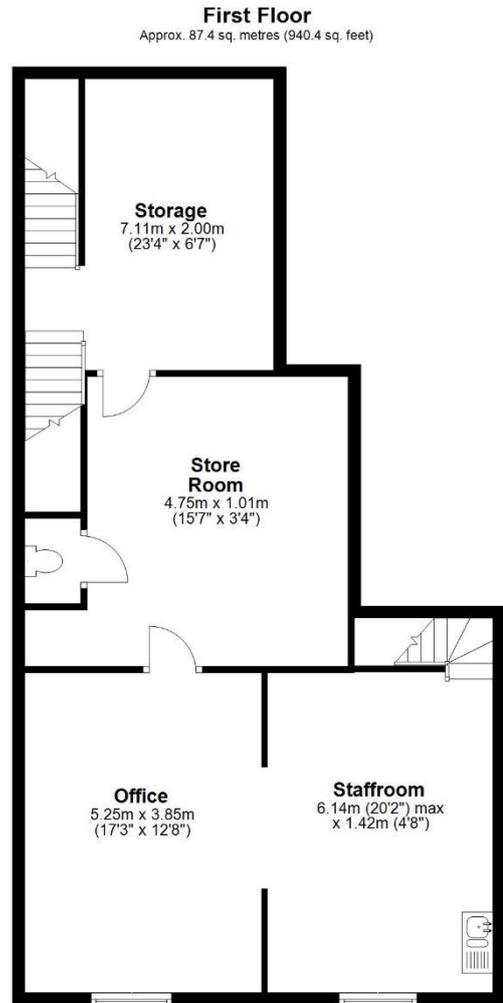
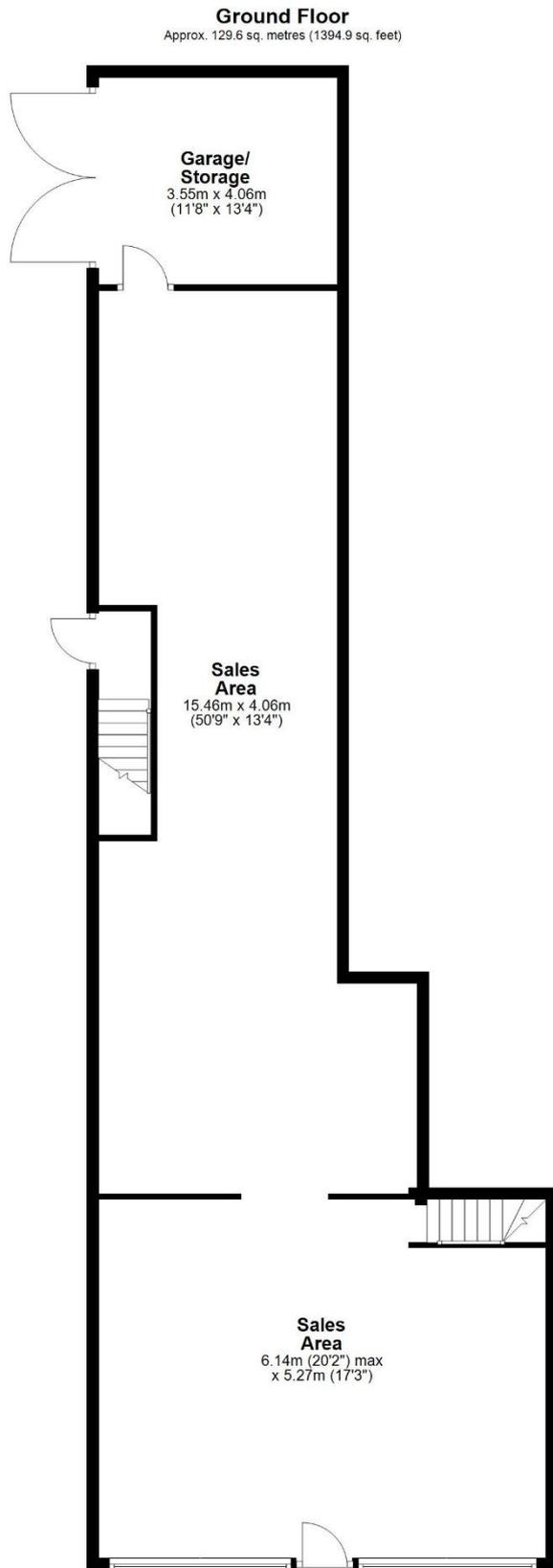
- Prime **town centre** location with high visibility
- Scope for **mixed-use or residential development** (STP)
- Ideal for **investors, developers, or owner-occupiers**
- **On-street parking** to front, garage at rear



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		





Total area: approx. 283.2 sq. metres (3047.9 sq. feet)

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 6/4/2025



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enquiries@newentproperties.co.uk

or

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Also at

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