



**LEISURE +
COMMERCIAL**
SELECTION

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THE COURTHOUSE, THE SQUARE

Wiveliscombe, Taunton, Somerset, TA4 2JT

ASKING PRICE
£550,000 FREEHOLD



N/A



EXEMPT

View online



The Courthouse is a magnificent Grade II Listed Tudor-style building, erected in 1881. Carved wooden panels decorate the corbelled windows and red terracotta tiles adorn the front elevation. Inside, an impressive heavily timbered stairwell rises through the three floors.

Wiveliscombe Office: 1 Silver Street, Wiveliscombe, Somerset, TA4 2PA

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KEY FEATURES

- Most attractive Grade II Listed building
- Tudor style clay tile clad elevations
- Unique heavily carved overhang upper windows
- Circa 2,300 sq ft of retail space in total
- Central open stairwell with heavy oak staircase and minstrel galleries
- 10 Rooms over two upper floors used for retail and storage
- 2 Staff cloakrooms and basement strong room
- Former library most recently used for retail of rugs, carpets and antiques
- Would suit a variety of trades, subject to any necessary planning consent

THE PROPERTY

The Courthouse is an iconic Tudor-style building built in 1881 and this date is carved into one of the wooden panels alongside mythical animals and stylised fruit that decorate the red-tiled facade.

The Courthouse was built as a family home for the affluent brewer William Hancock II, his wife Mary and their 10 sons and one daughter.

In the 20C the building had many diverse uses including a British Restaurant during WW2; a branch of The National Provincial Bank (the vault is still in situ); The Town Library; Headquarters of the Devon Cattle Breeders Society and even a dental surgery on the top floor!

Until recently it has been a much-loved and very successful interiors store together with a licensed restaurant and events space in the magnificent galleried atrium.

With long double-fronted retail shop windows ideal for exhibiting items, approached from a recessed porch and inner lobby and the inner retail room is surrounded by an open heavy timber stairwell that transcends all three floors.

This central well-illuminated area is ideal for display purposes and the surrounding "Minstrel Galleried" landings would be excellent for hanging paintings.

The first floor is also used for retail and has five rooms in all, offering 929 sq ft, and the top floor has another five rooms used for stock storage, adding a further 833 sq ft, plus access via an inner lobby with roof steps to a large attic of about 49 ft in width to the front part by 14'5" depth with three dormer windows to the front. In the basement is a useful strong room of about 33 sq ft.

THE PROPOSAL

For sale as a vacant building offering great potential for future businesses. Used in the past as a restaurant/coffee shop and now as a retail outlet selling rugs and antiques, the property can be used for a variety of retail uses or possibly as an art gallery or again catering subject to planning permission.

The current owners do not live on site but the upper floors may easily be converted back to residential use subject to any planning permission and listed building consent.









THE AREA

In the very centre of the popular Somerset town of Wiveliscombe, situated 9 miles west of Taunton. The town has a population of 3,000 inhabitants and serves a vibrant rural hinterland. This property is opposite the town library and adjoining our Webbers Estate Agency Offices.

DIRECTIONS

Right next door to Webbers Estate agents in the heart of Wiviliscombe.

SERVICES

Mains electricity, water and drainage. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

VAT

We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC.

VIEWING

Strictly by appointment through the selling agents.

RATEABLE VALUE

£14,500 UBR, as of April 2023, 47.9p in the £. Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property detail going to print, however, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure.

LEGAL ADVICE

We strongly recommend that a buyer takes independent legal advice and instructs solicitors to act on their behalf. Each party bears their own legal costs unless otherwise stated.

PLANNING

It is the responsibility of the proposed buyer to satisfy for themselves independently that their intended use complies with existing planning permission by contacting the local council planning department. The cost of any change of planning use is the buyer's responsibility.

View this property

Please contact our Wiveliscombe Office on 01984 624 055

**VIEWING STRICTLY BY APPOINTMENT
WITH THE SOLE SELLING AGENT.**



A century of caring for your *happiness* and your *home*.

Viewing

Please contact our **Wiveliscombe** office on **01984 624 055** if you wish to arrange a viewing appointment for this property or require further information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

