



**SMITHS**  
of Newent Est 1886

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

[enquiries@newentproperties.co.uk](mailto: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

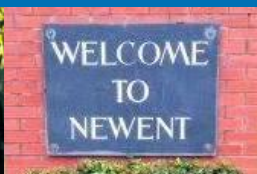
### Key Features

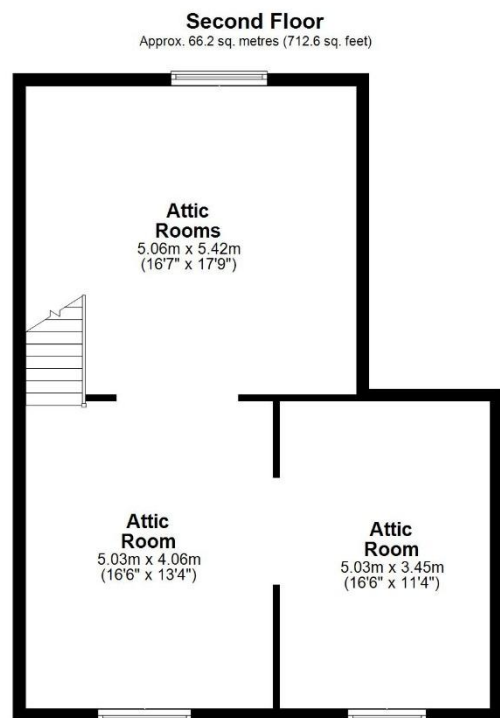
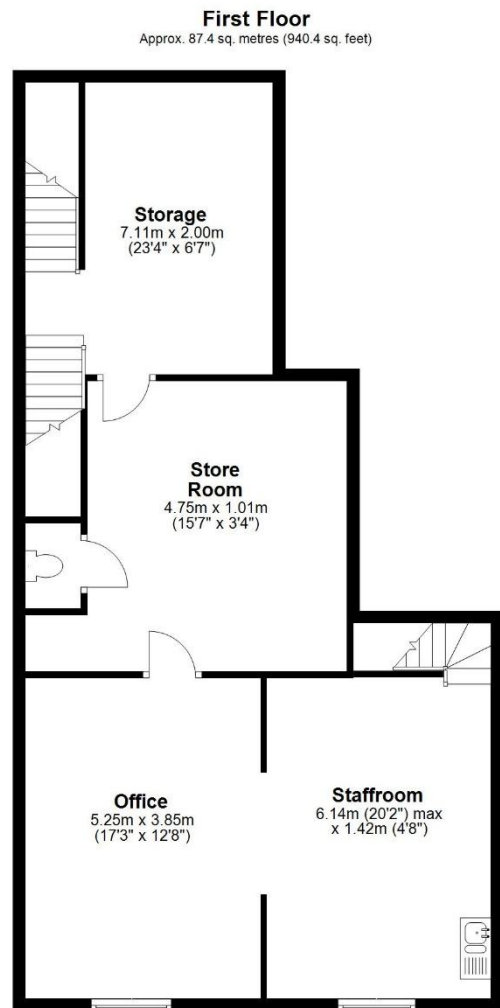
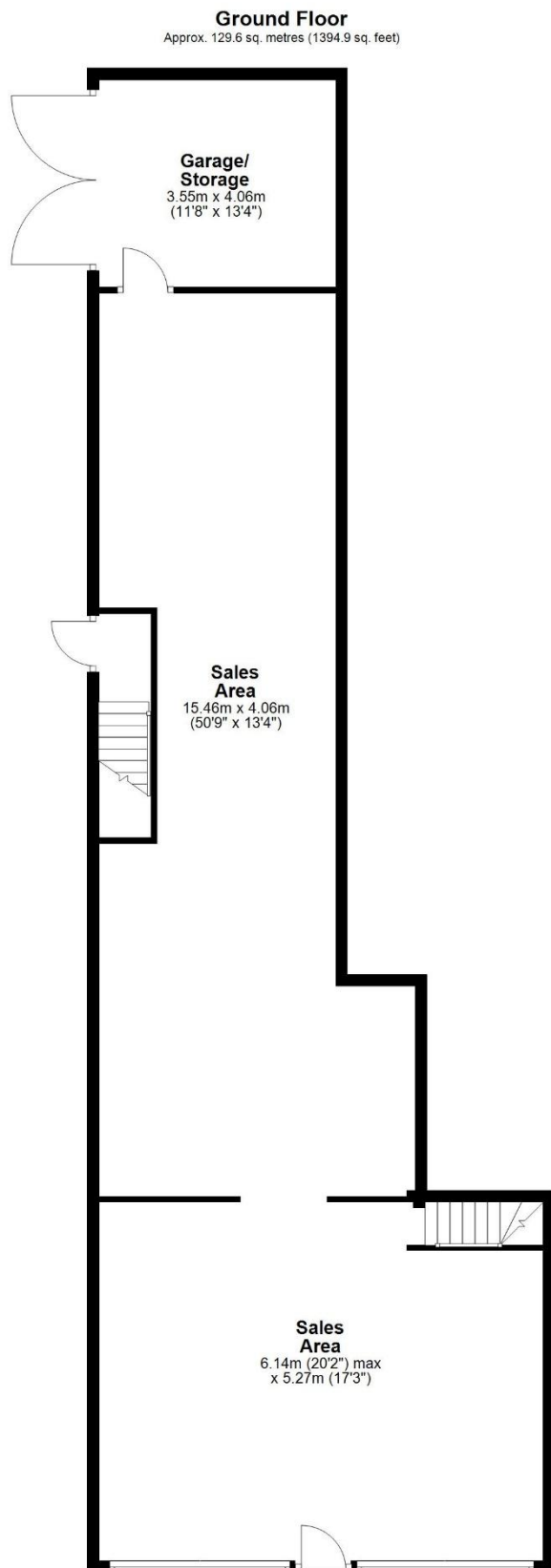
- Prime **town centre** location with high visibility
- Scope for **mixed-use or residential development** (STP)
- Ideal for **investors, developers, or owner-occupiers**
- **On-street parking** to front, garage at rear



### Energy Efficiency Rating

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





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



**SMITHS**  
of Newent Est 1886

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

[enquiries@newentproperties.co.uk](mailto:enquiries@newentproperties.co.uk)

**Smiths of Newent are pleased to offer the following services**

Residential Property Sales

Agricultural Property and Land Sales

Residential and Commercial Letting

Agricultural and Commercial Advice

Auction House (Fine Arts & Antiques) 01531 821776

Valuations

Land Development Negotiations

If you would like to discuss your requirements please contact

**Smiths of Newent**  
**[enquiries@newentproperties.co.uk](mailto:enquiries@newentproperties.co.uk)**  
**or**  
**01531 820767**

Also at  
Davis Meade  
3 Market Place  
MARSHFIELD  
SN14 8NP  
[enquiries@davismeade.co.uk](mailto:enquiries@davismeade.co.uk)  
or  
01225 820767