



The Old Brewery



Wellington 7 miles | Taunton 11 miles

A three storey warehouse located in the heart of Wiveliscombe.

- Three Storey Warehouse
- Divided Into Various Show Rooms
- Workshops
- Kitchen
- Cloakroom
- Parking
- No Onwards Chain
- Freehold
- Business Rates

Asking Price £250,000



SITUATION

Situated in the heart of Wiveliscombe, a lively and welcoming town with a strong community spirit, this warehouse benefits from a central location close to a wide range of amenities. The town hosts a weekly farmers' market and offers facilities including a supermarket, public houses, veterinary surgery, library, medical centre, post office, and both primary and secondary schools, along with a well-used community centre. Wiveliscombe also provides excellent sporting and leisure opportunities, with a recreation ground featuring a heated open-air swimming pool, as well as football, rugby, and tennis clubs. For broader services and connectivity, Taunton, the County Town, lies just 11 miles away, offering a mainline rail service to London Paddington and direct access to the M5 motorway. The nearby town of Wellington, around 7 miles distant, provides additional shopping, educational, and leisure facilities, together with further motorway access.

DESCRIPTION

A rare opportunity to acquire this distinctive building/warehouse, offering potential for development (subject to the necessary planning consents). Formerly home to Yew Tree Antiques, the property spans approximately 5,556 sq ft across three floors and includes the added benefit of a private car park for 9-10 cars.

SERVICES

Mains drainage, mains gas - currently capped, mains electricity and main water.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

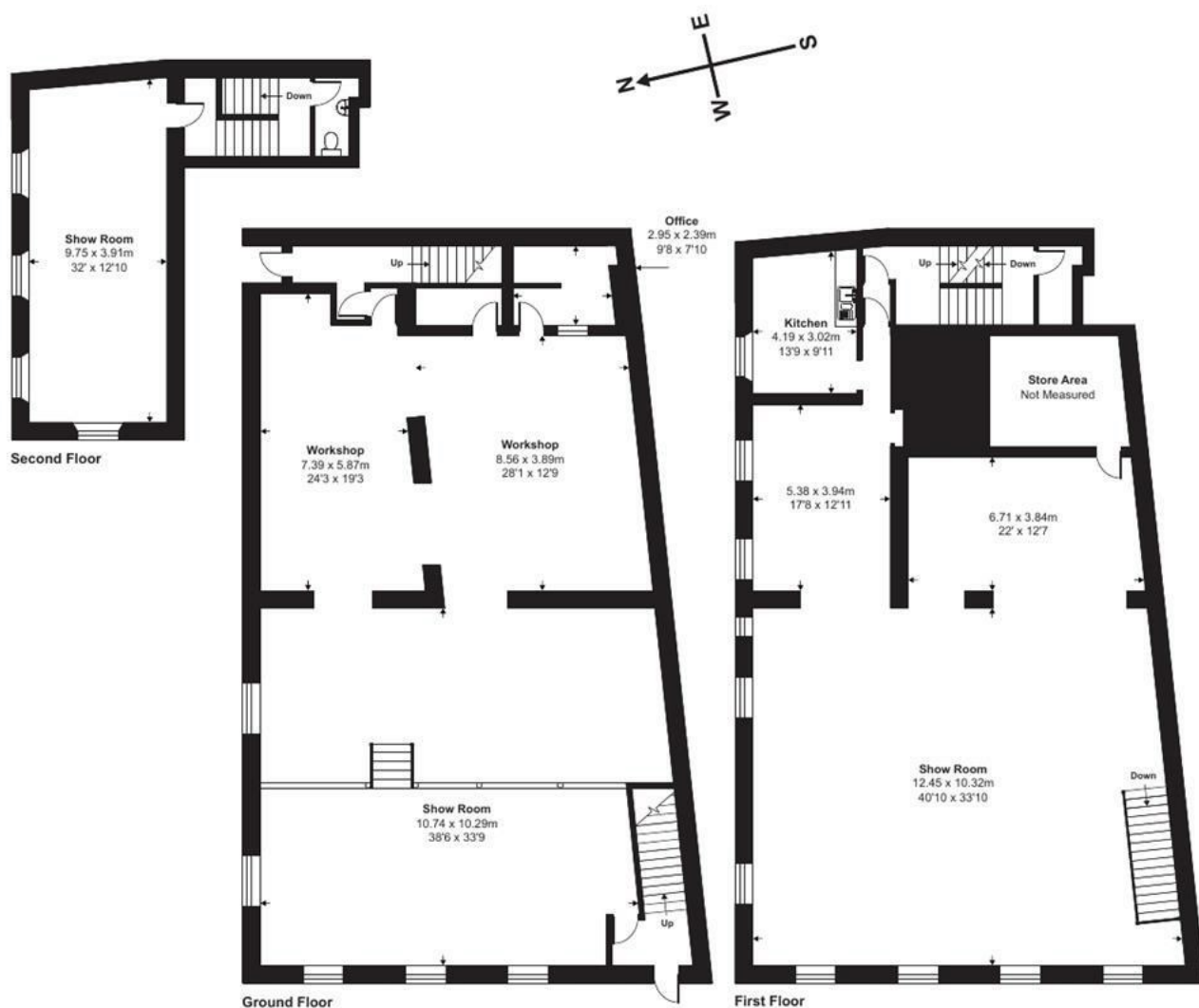
DIRECTIONS

From the centre of Wiveliscombe, follow Silver Street and continue towards Golden Hill. The entrance is located on the right-hand side, just beyond the mews.



Approximate Area = 5556 sq ft / 516.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhcom 2025. Produced for Stags. REF: 1354600

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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