








**High Street**

Porlock TA24 8PT

Price £99,950 Freehold

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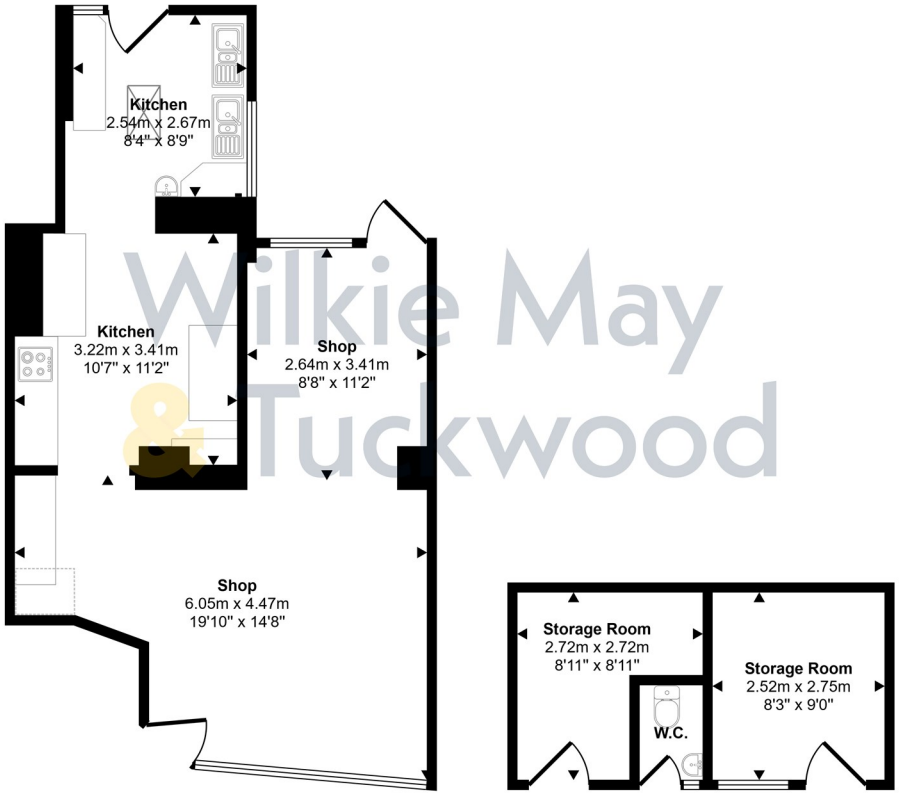
Wilkie May & Tuckwood

# Floorplan

**Approx Gross Internal Area**
**66 sq m / 710 sq ft**




Wilkie May & Tuckwood

Floorplan
**Approx 51 sq m / 549 sq ft**

Outbuilding
**Approx 15 sq m / 161 sq ft**

Denotes head height below 1.5m

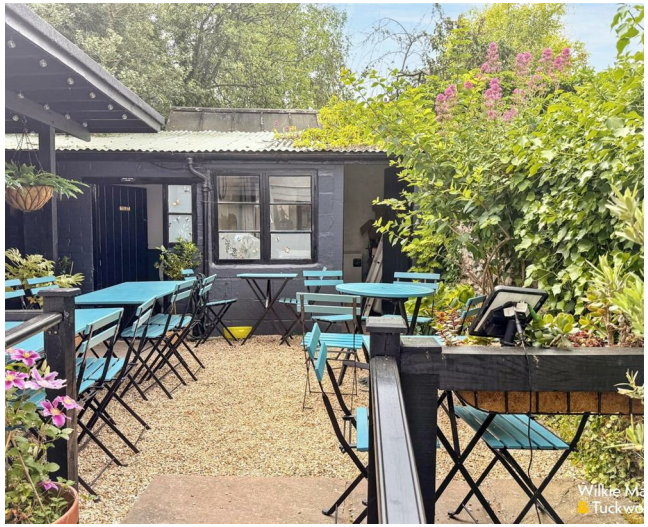
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WM&T

# Description

**Situated in the highly desirable village of Porlock, at the gateway to Exmoor National Park, Eduardo's offers a rare opportunity to acquire a versatile commercial premises in one of West Somerset's most popular tourist destinations.**

- Business premises in the heart of Porlock
- Tea garden to the rear
- Situated on the main village street
- Car parks within easy reach
- Internal viewing highly recommended





Currently operated as a café and pizzeria, the property provides well-presented accommodation with scope for a variety of commercial uses, subject to any necessary planning permissions and consents. The premises benefit from attractive customer seating areas both internally and externally, allowing operators to maximise trading potential throughout the year.

At the heart of the property is a modern commercial kitchen, designed to support a range of catering operations. A selection of kitchen appliances is available by separate negotiation. Further accommodation includes a customer WC and two ancillary storage areas, together with a covered BBQ area, offering additional flexibility and future potential.

Whether continuing as a food-led business or adapting the premises for an alternative commercial venture, Eduardo's represents an exciting opportunity to establish a presence within a sought-after and vibrant village setting.

Porlock enjoys a thriving local community and attracts significant visitor numbers throughout the year, benefiting from its proximity to Exmoor National Park, the Somerset coast and the renowned South West Coast Path. As such, the property is ideally positioned to capitalise on both local and tourist trade.







**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services: Mains water, drainage and electricity**

**Local Authority:** Somerset Council, Taunton TA1

**Property Location: ///exposes.apprehend.guards** **Council Tax Band:** N/A

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.

**Flood Risk: Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on http://www.gov.uk/check-long-term-flood-risk

**Planning:** Local planning information is available on http://www.somersetwestandtaunton.gov.uk/asp/

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 24th November 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

**Tel: 01643 704400**

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