



**VILLAGE CENTRE STORE AND POST OFFICE WITH
ADJOINING 4 BEDROOMED FAMILY HOME AND GARDEN**

KNOWN AS

**NORTH MOLTON POST OFFICE, EAST STREET,
NORTH MOLTON, SOUTH MOLTON,
NORTH DEVON, EX36 3HR**

For Sale By Private Treaty Subject to Contract

- *Situated on main arterial road through this expanding North Devon village*
- *Double fronted shop premises and Post Office Counter*
- *Community Post Office salary £9,000 pa plus est. £6,000 commissions*
- *Four bedroomed family home adjoining with kitchen, dining room and lounge*
- *Rear gardens and outbuildings potential to convert to additional accommodation / holiday let, subject to PP*
- *Ideal husband and wife / family enterprise*
- *For sale due to pending retirement after 34 years of family ownership*

PRICE: Offers are invited in the region of £495,000 Freehold to include a full inventory of trade fixtures, fittings and equipment, goodwill of the established business plus SAV

LOCATION

North Molton is an expanding village on the southern edge of Exmoor, two miles from the A361. The Towns of South Molton and Barnstaple lie 3 miles South and 13 miles West respectively. Occupying a Village Centre location the property is easily found on the main road through the village Fore Street / East Street. North Molton has a number of village amenities including Public House, garage, Primary School, Sports and Community Centre.

THE PROPERTY AND CONSTRUCTION

The shop comprises of double fronted premises with brick facing under a pitched slate roof with a 4 bedroomed family cottage to the right and a service yard for the shop between the two. The two storey, Grade II listed, cottage has a bay window to the front, rendered elevations and a pitched slate roof, it also has its own front door access from East Street. This family home consists of 4 bedrooms, family bathroom, lounge, dining room and kitchen, there is also a suitably sized family garden. The shop is a well stocked community store with 3 principle trading areas including a Post Office counter area. Located between the shop and the cottage is a covered loading area, accessed via a roller shutter door from East

Street. To the rear of the loading area are outbuildings, a former bakery, and it is thought these could be used for a wide variety of purposes including storage, workshop or conversion to accommodation or a holiday let, subject to PP.

The shop used to be the village Police Station and was sold for £750 in 1952, at which point the shop was relocated from the ground floor of the cottage and the new shop was constructed in place of the Police Station.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

THE BUSINESS

Having been in the same family ownership for the past 34 years the business is within the heart of the village combining the sale of hundreds of product lines as well as Community Post Office counter. The Post Office salary is £9,000 per annum, plus commissions estimated at £6,000 per annum. Turnover for the shop has been around £450,000 for the past 6 years with an average net profit of £40,000, with our clients having 'lived out of the business'. Trading hours for

the shop are 8am - 6pm Mon-Fri, 8am - 2pm Sat, 9am - midday Sun, with the Post Office counter open Mon-Sat, closed Wed afternoon. No deliveries or news rounds are undertaken.

THE STOCK

Any current stock to be purchased at valuation upon completion.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

LICENCE

The property is sold with the benefit of a Premises Licence.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

SHOP AND POST OFFICE

Double fronted shop unit with 3 main service / retail zones, part wood flooring / part non slip flooring, strip lighting, counter servery with till and lottery terminal, drink chillers, freezers, display shelving, Post Office counter with service screen. Office with CCTV and double commercial fridge. Staff toilet.

There is a covered service yard between the shop and accommodation, giving the owners ease of access to both. This covered service yard is access from East Street and has a roller shutter door for ease of access / deliveries etc. Above the service yard and shop is roof void which could be utilised to suit owners requirements.

FAMILY ACCOMMODATION - GROUND FLOOR

Front door from East Street to lobby

DINING ROOM

15`8 x 9`2 (4.75m x 2.80m) Bay window, dado rail, parquet flooring, radiator heating

LOUNGE

19`8 x 11`2 (6.00m x 3.40m) Open fire with wood surround, carpet, window seat

KITCHEN

Rayburn (oil fired), vinyl flooring, down lighters, eye and base units, worktops, stainless steel single drainer sink, dishwasher, micro grill, 4 burner integrated hob, wine cooler, fridge, tiled walls

Hallway with side entrance leading to yard and side shop entrance

FIRST FLOOR

LANDING with carpet, radiator heating, airing cupboard

BEDROOM 1

14`3 x 11`4 (4.35m x 3.45m) Carpet

BEDROOM 2

11`3 x 5`7 (3.40m x 1.70m) Carpet, radiator heating

BEDROOM 3

11`5 x 7`6 (3.45m x 2.30m) Cupboard storage

BATHROOM

Vinyl flooring, tiled walls, heated towel rail, bath with shower over, low level w.x, wash hand basin, down lighters, radiator heating

BEDROOM 4

10`6 x 9`9 (3.20m x 2.95m)

OUTSIDE

To the rear of the property is the garden area which is predominately laid to lawn with a wide range of established trees and shrubs. In addition there are a range of outbuildings including the former bakery with a footprint of 17`8 x 12`9 (5.40m x 3.90m) and additionally 3 rooms off.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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