



MALBOROUGH POST OFFICE STORES MALBOROUGH, KINGSBRIDGE, TQ7 3RP

Located in the heart of this picturesque South Devon coastal village. Attractive lock-up premises with sales shop, Post Office section, stores and WC. Post Office income approx. £1,200 to £1,600 per calendar month. Turnover approx. £1,000 per calendar month. Totally unexploited. Excellent potential to develop. New Lease. Flexible terms. Viewing recommended.

- **CHARMING POST OFFICE AND GENERAL STORES**
- **PICTURESQUE VILLAGE SETTING CLOSE TO COAST**
- **LOCK-UP UNIT WITH SALES SHOP, POST OFFICE, STAFF WC**
- **POST OFFICE INCOME APPROX. £1,200 - £1,600 PCM**
- **SHOP SALES APPROX. £1,000 PCM**
- **COMFORTABLE OPENING HOURS**
- **EXCELLENT POTENTIAL TO DEVELOP**
- **NEW LEASE ON FLEXIBLE TERMS**

LEASEHOLD BUSINESS TRANSFER : O.I.R.O £19,000 SAV SOLE AGENTS

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LOCATION:

Malborough is a popular and picturesque village with a population of approximately 1,150 people as at the 2021 Census, lying just inland from the beautiful South Devon coast with its spectacular cliffs, coves and beaches. It is located approximately 3 miles from Salcombe and 4 miles from the market town of Kingsbridge. The village has an active community with excellent amenities including a primary school, pub, petrol filling station and church. A network of local footpaths provide access to Salcombe, North Sands Beach and the breathtaking scenery of the renowned South West Coastal Path which offers some of the finest coastal walks in the country.

DESCRIPTION:

This charming and most appealing village Post Office and stores occupies an enviable trading position in the very heart of the pretty and sought after South Devon coastal village of Malborough. The unit is located adjacent to the village church and primary school.

The premises are lock-up and occupy a single storey property which appears to be of traditional construction under a pitched slate roof. It briefly comprises an attractive and well appointed retail shop space with Post Office section to the right-hand side, together with ancillary store and staff facilities. At present, the business primarily operates as a Post Office, offering a limited range of convenience goods and provisions. However, it is felt there is excellent potential to increase the number of trading lines offered to help boost turnover and profits in the future. In addition, is felt that retail space could be utilised for a variety of trades in conjunction with the Post Office (i.e. coffee shop/café, delicatessen etc.) subject to any necessary planning consents. An early viewing appointment is strongly recommended to fully appreciate the location, appeal and undoubted future trading potential of the unit.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR

SALES SHOP [Approx. 400sqft total] . Attractive and well appointed retail space with large picture window to front aspect, suspended ceiling with diffused lighting, wooden tiered display shelving unit to wall, individual display shelving stands, window display section, two glass fronted refrigerated upright chilled display cabinets.

POST OFFICE SECTION With counter, security screen and range of Post Office counter equipment.

REAR STORE

SEPARATE WC

OUTSIDE Directly to the front of the property is a car parking area. Whilst this is not part of the Post Office itself, it does provide some valuable customer car parking on a first come first served basis.

SERVICES We understand that mains water, electricity and drainage are connected to the property. The premises are protected by a burglar alarm system.

BUSINESS:

TRADE is that of a **CHARMING VILLAGE POST OFFICE AND STORES** which occupies an enviable trading position in the very heart of this pretty and sought after South Devon coastal village of Malborough.

The business has been in the **PRESENT HANDS** for the past 27 years and is only now **OFFERED FOR SALE** due to personal and family commitments.

The business is **CURRENTLY RUN** by one proprietor together with one part-time member of staff. It is felt that it could be comfortably operated by a couple/ family team.

We understand that the **CURRENT OPENING HOURS** are limited by our client purely down to personal choice and these hours could be extended if new owners wished to do so. At present the shop is open from:

Monday, Tuesday, Thursday, Friday – 10.00am to 2.00pm
 Wednesday – 10.00am to 3.30pm
 Saturday, Sunday – closed

We understand that at present our client chooses to offer a very limited selection of convenience goods. This currently includes some cakes, jams, cards and frozen food. It is felt that this aspect of the trade offers **EXCELLENT POTENTIAL FOR FUTURE DEVELOPMENT** with undoubted scope for the introduction of additional convenience store items. It is also felt that the shop would suit a variety of trades and uses and could certainly be utilised as a coffee shop/café or delicatessen [STP] if new owners wished to do so.

The business is **WELL ESTABLISHED** and enjoys a loyal and regular customer base.

We understand that the **POST OFFICE INCOME** amounts to between £1,200 to £1,600 per calendar month. The **SHOP TURNOVER** amounts to approx. £1,000pcm, although this could be increased considerably under new and enthusiastic ownership. Additional trading figures can be made available to serious prospective buyers once they have inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £2,000 - £2,500.

This is an ideal opportunity to acquire a charming village Post Office and stores in a highly sought after location. It is felt that under new and enthusiastic ownership there is excellent scope for future development.

TENURE / LEASE TERMS:

We understand that the premises are offered with the benefit of a new commercial Lease the length of which is negotiable (i.e. 10 – 20 years), with an initial rental of £1,200 per calendar month, exclusive of rates, subject to rent reviews every third year and the tenant responsible for the standard repairing and insuring covenants. For fuller details please contact the agents.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £5,400. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (102).

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544, 01752 206020
 Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020
 Email bh@miller-commercial.co.uk

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