

**WORTHAM STORES, POST OFFICE AND TEASHOP
LONG GREEN – WORTHAM – DISS – SUFFOLK – IP22 1PP**



- ***POPULAR TEA SHOP WITH POST OFFICE & SHOP IN SUBSTANTIAL GRADE II CHARACTER PROPERTY WITH OPPORTUNITY TO INCREASE INCOME FROM HOLIDAY LETTING, LONGER HOURS & OTHER BUSINESS OPPORTUNITIES***
- ***UNOPPOSED BUSINESS WITH SALES OF £311,830 EX. VAT PLUS POST OFFICE INCOME OF £36,734 BEFORE TAX FROM 5½-DAY WEEK***
- ***TWO-BED COTTAGE & THREE-BED FLAT OR COMBINE FOR SIX-BED HOUSE WITH LARGE ATTIC & BASEMENT***
- ***WELL-SUPPORTED BY LOCALS, WALKERS, CYCLISTS & MOTOR BIKE CLUBS AS WELL AS PASSING TRADE***
- ***GRADE II LISTED BUILDING IN PICTURESQUE VILLAGE WITH LARGE GARDENS***
- ***LOCATED TWO MILES FROM DISS ON A143 BETWEEN SCOLE & BURY ST EDMUNDS***

Price: £695,000

For the **FREEHOLD PROPERTY** together with **GOODWILL, FIXTURES, FITTINGS** and **EQUIPMENT** comprised in the business, with the stock in trade to be taken at valuation.

LOCATION: Wortham is an attractive village, with many listed buildings and a large common, located on the A143 which locally runs between Scole (Nr Diss) & Bury St Edmunds. There is a Primary School (Ofsted rated 'Outstanding') and a public house (currently closed). The business is located just off (but within sight of) the main road on a large common and is known by the roadside teapots.

The area attracts many walkers, cyclists and tourists and the subject business is a convenient stopping place for refreshments.

THE BUSINESS: Our clients have owned the business since 2008 but now wish to retire, giving an excellent opportunity for new owners to take over this thriving business.

The shop sells all that you would expect in a successful village shop, sourcing as locally as possible. The tea shop provides hot and cold food, freshly cooked, homemade cakes and tea/coffees. The Post Office is a successful Community Office. Stock level is estimated as £14,000.

OPPORTUNITIES TO INCREASE TRADE: This is an unusual business with plenty of opportunities. For example increasing opening hours, adding additional stock lines e.g. deli., having arrangements with local businesses to add antiques, artwork, plants, local fruit and vegetables etc. Renting out the flat as a holiday or long term let.

TRADE ACCOMODATION: Entrance doors lead to Shop sales area (53.9 m²) fitted with safety flooring

fluorescent lighting, adjustable metal shelving, central gondolas, card rack and service counter. Equipped with freezer, chillers, CCTV and Post Office combi counter.



Separate entrance door leads to the Tea Room having 25 covers with entrance to second Tea Room area to the rear with 25-30 covers. Servery Area Fitted with fridges, freezers, grill etc. Customer Toilets.



Humberstones is the vendor's agent and give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) None of the statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself that the statements contained therein are correct. (3) Measurements where given are approximate and are for guidance only. (4) No tests have been carried out on any appliances or equipment by Humberstones who are unable therefore to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purpose before entering into any contract. © Humberstones



LICENCE: A Premises Licence is held for the sale of alcohol for consumption On the premises: Mon to Sat: 10.00–00.00: Sun: 12.00-23.30. Off the premises: Mon to Sat 08.00 – 23.00: Sun: 10.00-22.30.

OUTSIDE SEATING: for customers. Front space (12) and Tea Garden (12).

A further door to Trade Kitchen fitted with electric ovens and hobs, grills, fridges, freezers fryers etc.



STORE: with further freezers and chillers.

BASEMENT: with plenty of storage space.

BUSINESS HOURS: Tea Rooms: Mon, Wed, Thur, Fri & Sat 09.00 -16.00: Tue & Sun closed. Shop: Mon to Fri 09.00 -16.45; Sat 09.00 – 12.30 Sun Closed. Post Office: Mon to Fri: 09.00 – 13.00 & 14.00 – 16.45: Sat 09.00 – 12.30 Sun Closed.

BUSINESS TAKINGS: Accounts for the year ended 31 March 2024 show sales of £311,830 ex. VAT plus the Post Office income of £33,085. VAT returns for the year ended 31.12.24 show sales have increased to £318,231 ex. VAT.

STAFFING: One vendor full-time, three vendors part time, together with five part-time staff members and three casual staff. Employed Staff will transfer with the business under the TUPE regulations.

PRIVATE ACCOMMODATION: 2-Bed Cottage with front entrance to Lounge with tiled floor, feature open brick fireplace, ceiling beam and door to hall.



Hall with entrance door to property, door to Kitchen with built in base and wall cupboards integrated fridge, electric cooker, dishwasher, washing machine/tumble drier & extractor fan. Beamed ceiling. Door to garden and garage/shop storage.

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From the hall: doors to Dining Room, and Trade Kitchen. Stairs up to First Floor:

First Floor Landing with doors off to: Bathroom and 2 Double Bedrooms. Interconnecting door to flat/additional bedrooms.



PRIVATE/LETTING ACCOMODATION UPPER FLOORS:

Accessed via interconnecting door from cottage landing or Separate Ground Floor Entrance with stairs up to Landing.



Flat with 3 Bedrooms, Bathroom and combined Living Room/Kitchen fitted with base and wall cupboards, sink, electric cooker/hob and space for fridge. Oil boiler. Steps up to large boarded beamed loft.

OUTSIDE: To the front of the property is a fenced garden, a shingle area with tables and parking. Together with designated parking area. To the rear is a large garden backing onto fields with Two

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Sheds, patio area, pond, well and views across the fields. To the side of the property is a further Garage and parking for owners.

SERVICES: Mains electricity, Oil boiler & water. Well water for toilets. Mini Sewage Treatment Plant.

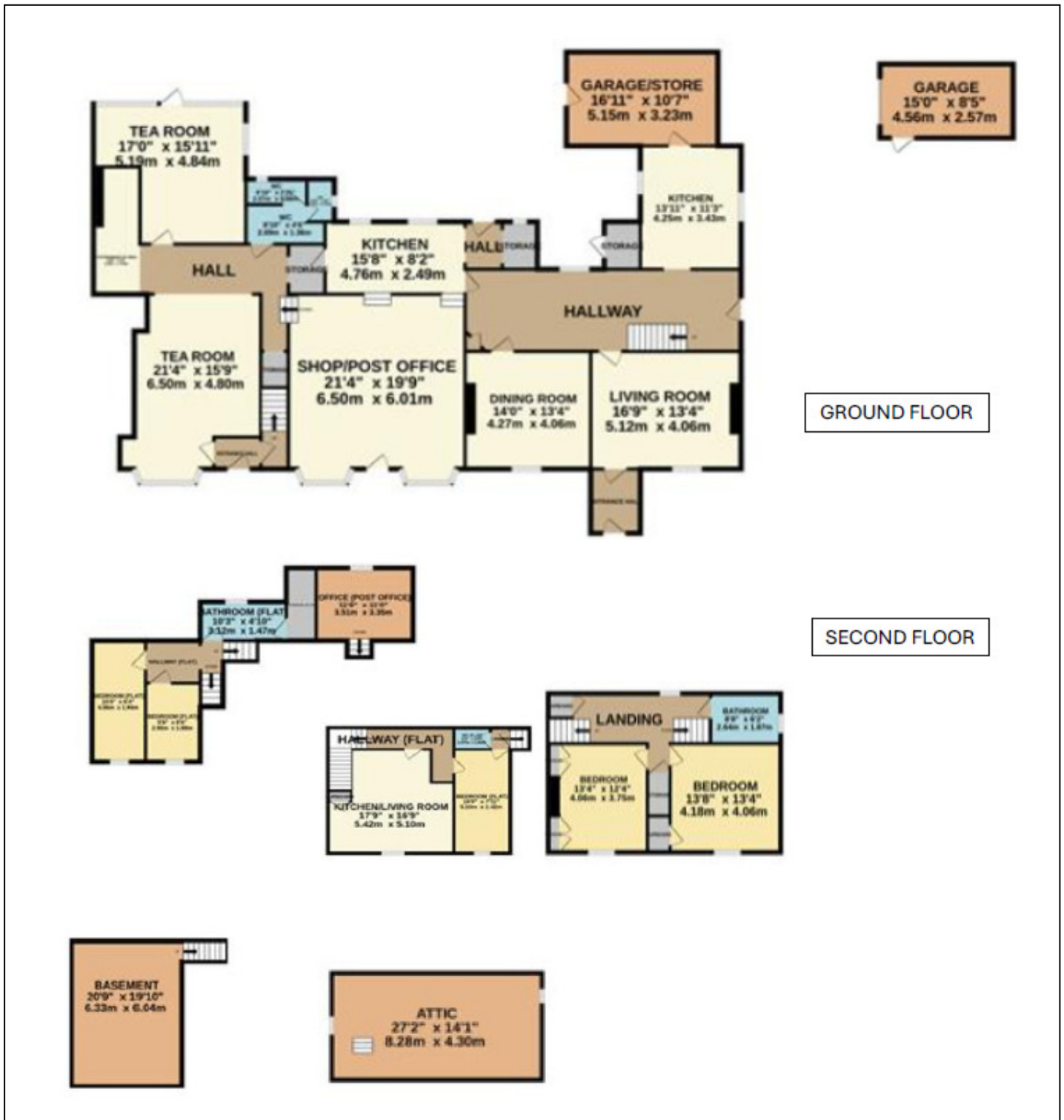
BUSINESS RATES: RV =£8,600. £1,800 payable to Mid Suffolk DC for the 2025/26 year as Small Business relief applied. Council Tax based on Band D.

Energy Performance Certificate (EPC):

Not required as Grade II listed.

VIEWING: Strictly by appointment and under no circumstances must any approach be made directly to the business. Arrangements can easily be made via the vendors' agent Humberstones on 01275 377880.

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COMMERCIAL FINANCE: Humberstones are able to offer guidance and assistance in arranging suitable commercial finance to help with the purchase of a

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UPPER FLOORS