

WILLAND POST OFFICE
Willand Old Village - Cullompton - Devon - EX15 2RJ



- ***POST OFFICE LOCAL PLUS AND VILLAGE STORES IN MID DEVON VILLAGE***
- ***17TH CENTURY PROPERTY FULL OF CHARACTER THROUGHOUT***
- ***POST OFFICE INCOME £29,186 LAST YEAR***
- ***RETAIL TRADE £24,631 A YEAR WITH HUGE SCOPE TO INCREASE***
- ***WELL PRESENTED VILLAGE STORES ONLY OPEN 5 DAYS A WEEK***
- ***EXTENSIVE ACCOMMODATION WITH THREE DOUBLE BEDROOMS***
- ***VERY PLEASANT ENCLOSED REAR GARDEN, PATIO, SHED, STORE***

Price £470,000

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: Willand is a pleasant village located in Mid Devon in the South West of England approximately 15 miles to the north of Exeter and a couple of miles from the town of Cullompton. In the heart of the village is a Primary School and the village benefits from a Service Station, Convenience Store and of course the Village Stores and Post Office. Most easily approached via the B3181, which runs through the heart of the village, it is on the southern edge of this community that you will see signposts to Willand Old Village and adjacent to the Church you will easily spot this business.

BUSINESS: Willand Post Office and Stores has been owned and managed by our clients since they bought the business through our introduction in 2016. Converting the business to a Post Office Local Plus our clients have refreshed the shop premises which is well presented throughout with commercial grade vinyl flooring, slat walling, drinks chiller, dairy fridge, coffee machine and a range of racks and shelving that display the stock items on offer including long life groceries, small off licence section, local fresh goods, cards, stationery, crafts, gifts and high end dog treats. To the rear of the shop premises is the open plan Post Office counter with adjacent retail counter. A rear door then leads to the large stock room and external access to an enclosed courtyard.



BUSINESS HOURS: Willand Post Office opens 9.00 am to 6.00 pm Monday and Thursday, 9.00 am to 4.30 pm Tuesday, Wednesday and Friday. The business does not open on the weekends although there is plenty of scope to do so.

BUSINESS TAKINGS: The Post Office Income was £29,186 last year with the retail trade £24,631 for the year as shown in the most recent accounts. Our clients will be the first to admit there is obvious scope to increase trade further should new owners wish to do so. Full trading figures will be made available to interested parties following a viewing of the business.

PRIVATE ACCOMMODATION: The Owners Home is accessed internally from within the sales area. As you will expect from a property of this era the accommodation has great character throughout. To the front of the property, on the ground floor, is the large lounge with open fireplace then double doors lead to the rear and into the kitchen with a



STAFF: Our clients are a partnership who both take an active role in the business without the need to employ any staff.

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

range of floor standing and wall mounted kitchen units, one and a half bowl sink, built-in electric oven, hob and extractor hood, tiled floors and tiled worktops. Leading to the rear of the property again is the Utility Room with external door, built-in cupboards and plumbed for washing machine and dishwasher. To the very rear of the property is the dining room overlooking the garden and the downstairs cloakroom toilet with wash hand basin. An internal hall leads from the lounge to the stairs which provide access to the first floor of the property via a split landing. On the first floor there are three double bedrooms, the master with great views of the Blackdown Hills and built-in wardrobes, another of the bedrooms has built-in wardrobes, and one has a feature fireplace. There is a recently fitted large family bathroom with freestanding bath, separate shower enclosure, toilet and wash hand basin.



PROPERTY: The end of terrace property is thought to have original parts dating back to 1698 and sits within a Conservation area, but we understand is not listed. To the rear of the property is a very pleasant garden with a good size lawn, patio seating area, a selection of mature trees and shrubs, large shed with electric, storage

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

shed. The property benefits from gas fired central heating throughout with some of the windows to the rear of the property being double glazed and single glazed sash windows to the front.



BUSINESS RATES: This business presently benefits from 100% Rate Relief for business rates.

PRICE: £470,000 for the Freehold Property together with the Goodwill, Fixtures, Fittings and Equipment comprised in the business, with the stock in trade to be taken at valuation.

ENERGY PERFORMANCE CERTIFICATE (EPC):

This property's energy rating is E

<https://find-energy-certificate.service.gov.uk/energy-certificate/0550-4763-2161-5516-3875>

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.

COMMERCIAL FINANCE: Humberstones are able to offer guidance and assistance in arranging suitable commercial finance to help with the purchase of a business. For a confidential, no obligation discussion please call our Commercial Finance Department on 01275 377880.



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