

BAYDON VILLAGE STORES and POST OFFICE
Ermin Street - Baydon - Marlborough - Wiltshire - SN8 2JP



- ***UNOPPOSED VILLAGE STORES AND POST OFFICE IN NORTH WESSEX DOWNS AONB***
- ***SUBSTANTIAL DETACHED PROPERTY WITH FOUR BEDROOM FAMILY HOME***
- ***SELF-CONTAINED ONE BEDROOM COTTAGE / ANNEX***
- ***POST OFFICE INCOME £13,566 A YEAR PLUS RETAIL TURNOVER £160,234 (EX VAT)***
- ***SUPERBLY PRESENTED RETAIL TRADING AREAS***
- ***HOME WITH LOUNGE, KITCHEN, OFFICE, FOUR BEDROOMS (TWO EN-SUITE)***
- ***LARGE REAR GARDEN, DOG KENNELS, DOUBLE LENGTH GARAGE***

Price: £650,000

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.

Low Barn, Sheepway, Portbury, Bristol BS20 7TF
Tel: 01275 377880 Fax: 01275 377889 email: south@humberstones.co.uk www.humberstones.co.uk

Other Offices Nationwide

Humberstones (Business Sales) Ltd. Registered in England 1002676. Vat Reg No 567 5545 03

LOCATION: Baydon is a Village and Civil Parish located in the County of Wiltshire approximately 10 miles south east of Swindon and within close proximity to the County Boundary with Berkshire. Located within the North Wessex Downs Area of Outstanding Natural Beauty the village is surrounded by spectacular countryside with the added advantage of good road links with M4 Motorway easily accessible at either Junction 14 to the east or Junction 15 to the west. This business and property is located in a prominent trading position on the main route running through the heart of the village.

BUSINESS: Baydon Post Office and Stores has been owned and managed by our clients for the last 20 years who have now decided to sell the business and retire. This unopposed Village Stores and Post Office presents a superb opportunity for new owners who are keen for a lifestyle opportunity and to immerse themselves in the local community and continue developing this profitable and well supported business. The retail premises has level access to the front and with a good size covered area used to display items such as Flo Gas, logs and kindling. The shop has approximately 650 sq ft of trading area and is extremely well presented throughout with commercial spec vinyl flooring, CCTV, and bespoke wooden display shelving. The retail sales counter is located to the right of the main entrance and the single position Post Office Counter adjacent to this at the far right of the property. Baydon Post Office and Stores has the great advantage of being a Community Status Post Office with the retail side of the business stocking a wide range of everyday essentials with great focus on local products such as locally made cakes and quiches, eggs, flour, marmalade and honey to name but a few. French sticks are baked daily on site, there is an Off Licence section, dry cleaning agency. To the rear left of the shop access is gained to the stock room with adjacent room which houses the “bake off” oven, chest freezer, stainless steel sink, hand wash basin and small fridge.



BUSINESS HOURS: This business opens 8.30 a.m. to 4.30 p.m. Monday to Friday, 9.00 a.m. to 12.00 midday on a Saturday and 9.00 a.m. to 11.00 a.m. on a Sunday. The Post Office opens at the same time as the shop each day, closing at 4.30 p.m. on Monday, Tuesday, Thursday and Friday, 1.00 p.m. Wednesday, 12.00 p.m. Saturday and 11.00 a.m. on a Sunday.

STAFF: Our Clients are a husband and wife team with one partner taking a full time active role in the business.

BUSINESS TAKINGS: The Retail Sales to the year end 31st March 2024 was £160,234 (excluding VAT) with the Community Status Post Office Income £13,566 for the year. Full trading figures will be made available to interested parties following a viewing of the business.

PRIVATE ACCOMMODATION: The Owners Home has both self-contained front door access and also

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

internal access from the retail trading area. The front door leads into a porch and then onto the cosy lounge with exposed beam ceiling. From the lounge you then enter the large Kitchen located towards the rear of the property with tiled floors and a wide range of shaker style wall and floor units, stainless steel sink, built-in four burner gas hob, electric oven, extractor, built-in dishwasher and space for dining room table. There is external access to the rear garden from the kitchen and internal access to a hall with doors to cloakroom toilet with wash hand basin, the office, and internal access to the shop with stairs leading to the first floor from the hallway. Half way up the stairs is a good size storage cupboard / room presently used as a second office. On the first floor there are four bedrooms, three of which are good size doubles and one being a large single or small double bedroom. One double bedroom has an en-suite fully tiled bathroom with toilet and wash hand basin and another double bedroom has a fully tiled en-suite shower room with toilet and wash hand basin. The family bathroom has fully tiled floors and walls, bath with shower over, toilet and wash hand basin.



COTTAGE / ANNEX: Located to the rear of the main property and accessed through the rear garden is the self-contained cottage / annex. This is presently let producing a rental income of £650 pcm and comprises on the ground floor open plan kitchen and lounge. On the first floor there is a double bedroom and fully tiled shower room with toilet and wash hand basin.

PROPERTY: The substantial detached property is believed to be approximately 300 years old and has a thatched roof on the main property. We are informed the roof was last thatched in May 2017. To the right of the property there is a double length garage with parking to the front and rear access to the garden. To the left of the property a gated path with access to the large rear garden which is mainly paved with various borders and dog kennel. The property benefits from double glazed windows throughout and gas central heating within the main house.

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



PRICE: £650,000 for the Freehold Property together with the Goodwill, Fixtures, Fittings and Equipment with stock in trade extra at valuation.

Non Domestic Energy Performance Certificate (NDEPC):

<https://find-energy-certificate.service.gov.uk/energy-certificate/9299-3023-0961-0500-00251>



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

BUSINESS RATES: This business presently benefits from 100% rate relief on business rates.

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.



Baydon Post Office and Stores
Baydon
Wiltshire
SN8 2JP

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