

FREEHOLD VILLAGE STORE & RESIDENTIAL PROPERTY

FOULSHAM, NORFOLK

REF: G35738E

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COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING

FREEHOLD



- Substantial Freehold Property
- No Competition Locally
- Alcohol License
- Long Established & Well Regarded
- Genuine Retirement Sale
- Scope to Expand Offering
- 3 Bedroom Residential Apartment
- Double Garage & Walled Garden
- Private Forecourt Parking
- Contact to Arrange Viewing

FREEHOLD: £425,000 + STOCK AT VALUATION

For the benefit of the freehold, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on
01603 662 662

INTRODUCTION

We are pleased to be able to bring to the market this long established and well supported village store situated in a delightful and busy village in the heart of the North Norfolk countryside.

A substantial freehold property with the benefit of good sized residential accommodation above and with the opportunity to expand the offering this is an interesting proposition that is likely to appeal to many a discerning buyer of this type of business.

THE BUSINESS

The business has been successfully run by the current owners for the past 14 years and is only now coming to the market due to their intended retirement. The shop is a key facility for the residents of the village and of those in the surrounding ones and as such is well utilised.

Stocking the usual range of convenience products, confectionery, fresh, frozen and dry food goods, papers, magazines, greeting cards, tobacco and lotto, it also benefits from having an alcohol licence and being a collection point for prescriptions.

We would suggest that there could be scope to extend the opening hours into the evening should a new owner so wish potentially increasing the turnover currently enjoyed. In addition we consider that there may be potential to expand the retail area into the garage to the rear, again if so wished and subject of course to any consents that may be required.

PREMISES

The shop premises measure 10.8m x 6.2m max and give a spacious feel as currently laid out but offering the opportunity to more fully stock it if required. There are a range of display racks together with 3no. drink display fridges, a fresh produce display fridge, a tandem chest freezer for food products and an ice cream chest freezer. The service counter is situated conveniently next to the main entrance door and provides space for the till, lotto terminal and tobacco behind. The shop also benefits from a tiled floor and strip lighting.

Through a door to the rear you will find a rear hallway with W.C off and door into the entrance lobby for the upstairs residential property. This could easily be closed up which would then mean that no direct access could be gained between the shop and flat meaning they could be separately occupied if needed. Further through the hallway there are some kitchen base units and worktop over together with an upright fridge/freezer and storage cupboard. At the end is another door which leads into the first of two integral garages. This garage is double width and is currently used as a stock store room for the business with a range of racking and a further fridge and chest freezer also stored in here.

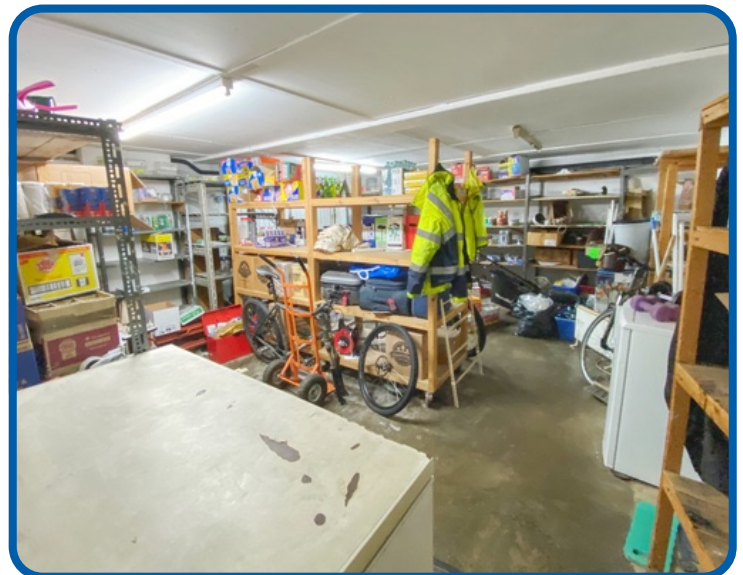
ACCOMMODATION

Upstairs and into the residential property, which provides a good amount of accommodation and which the owners have presented in very good order. The landing, with wood effect flooring, is of a size which would provide space for a desk albeit there is a small room off which is currently utilised as an office. There is an airing cupboard off the landing as well housing the very efficient Megaflo Eco Hot Water System. The hallway runs virtually the whole length of the flat and you will find at one end that it has been nicely carpeted with windows to the side main elevation and 3 double bedrooms off of it.

The other end of the hall is the kitchen, bathroom and living room. The bathroom is particularly well finished with a large tiled floor, black polished stone windowsill and shelf above the sizeable wash basin and with all pipework hidden. The kitchen has been nicely fitted with a good range of units, built in oven and hob and breakfast bar. At the end of the hall is then the living room which features two large windows and patio doors which bring much light into the room. The patio doors open onto an external staircase which leads down to the garden. It may well be possible to construct a balcony here to provide an additional outside space directly off the lounge again subject to any consents needed.

Externally there is a red brick walled garden of good size mainly laid to lawn offering a blank canvas and the opportunity to create a really delightful space to enjoy and relax in. There are timber gates out of the garden leading onto the concrete driveway which provides parking for 2/3 cars either for private use or for customers. The driveway also provides access to the second single size garage which the owners use for their own purposes.

If this opportunity appeals to you then please kindly contact us where we will be happy to assist you with any further questions you may have about the business and to arrange a viewing of the property for you.





Energy performance certificate (EPC)

	Energy rating E	Valid until: 2 April 2032
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Property type A1/A2 Retail and Financial/Professional services

Total floor area 219 square metres

Rules on letting this property

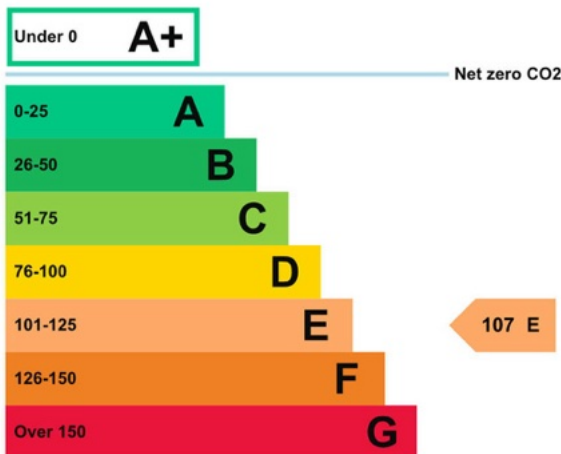
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.





ADDRESS:

The Village Store
33 High Street
Foulsham
Norfolk
NR20 5RT

ADDITIONAL INFORMATION

REFERENCE NUMBER

G35738E.

OPENING HOURS

6:30am to 6:00pm Monday to Saturday. 8:00am to 12:00pm Sunday.

TENURE

Freehold.

RATES PAYABLE

Nil. We are advised that the business benefits from Small Business Rate Relief.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

STAFF

None. Owner operator.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows an 'E' rating and a score of 107.

PRICE

£425,000 + STOCK AT VALUATION.

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VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.