



An attractive village stores set in the heart of Dartmoor National Park. Traditional Shop Premises with Outside Seating for cream teas, trading easy hours with sales growing and still offering genuine potential for further growth for new owners. Spacious and Self Contained 4 Double Bedroom Family Sized Owner's Home with Lounge/Dining Room, Kitchen/Breakfast Room, Study Area and Family Bathroom. Outside is a Private Forecourt Parking Area, Lawned Private Garden and a Seating Area for Customers (24), a good sized enclosed Lawned Garden with Stables and a Double Garage. Viewing is recommended in order to fully appreciate all aspects of this business and property.

**POSTBRIDGE STORES
POSTBRIDGE, DARTMOOR, DEVON, PL20 6TH**

OFFERS IN THE REGION OF: £325,000

REF: 2149

Suite B, Castle View Barns, Woodmanton, Exeter, Devon, EX5 1HQ Tel: 01392 201262
Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

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THE PROPERTY

Postbridge Stores is an attractive character property and a well-regarded village shop incorporating a takeaway and tea garden. The business occupies a prominent trading position in the centre of the honeypot tourist village of Postbridge. The semi-detached character property briefly comprises: - Retail Shop with Food Servery and Stock Area's. The Owner's Accommodation can be totally Self Contained and offers comfortable family sized living accommodation with a Lounge/Dining Room with recently installed wood burning stove, spacious Kitchen/Breakfast Room with recently installed Rayburn oil fired range, 4 Double Bedrooms, a Study Area and a Family Bathroom. To the front is a Forecourt Parking Area for customers, an Enclosed Private Lawned Garden Area, a gravelled Seating Area with bench seating for around 24 customers, a Double Garage, and Storage Shed. To the rear is a Stable Block within a good sized enclosed Private Garden Area, mainly laid to lawn. The sale of Postbridge Stores represents an opportunity to purchase a profitable and well-regarded business combined with an impressive family home, in a special moorland setting.



SITUATION

Postbridge Stores benefits from a prominent and visible trading position alongside the B3212, one of the main arterial routes across Dartmoor National Park, with a private customer parking. It is situated in the heart of Dartmoor National Park in the popular village of Postbridge which is located 8 miles from Moretonhampstead, 12 miles from Tavistock, 6 miles from Princetown, 7 miles from Chagford and 6 miles from Widecombe in the Moor. Postbridge is a honeypot tourist location and year-round visitor attraction in its own right, renowned for its ancient clapper bridge. With many other famous historic landmarks and attractions close by and being surrounded by picturesque moorland scenery and wildlife, Postbridge is located in the very centre of Dartmoor National Park, and consequently there is ample opportunity to take advantage of the wide

range of outdoor country pursuits, available on the doorstep.



INTERNAL DETAILS

Character Retail Shop Area with entrance door to the front and double aspect windows, one used as a serving hatch for cream teas and takeaway drinks etc, perimeter wall shelving, display baskets, magazine display shelving, three upright glass fronted display fridges, ice cream freezer, serve over takeaway counter with sink unit and pasty/pie warmer. **Customer Servery Counter** with display area, locking cigarette cabinet, display shelving to the rear, electronic scales, and electronic cash register. **Stock/Preparation Area** with racked shelving, chest freezer, fridge freezer, commercial microwave oven, hot water still, convection oven and undercounter fridge.



OWNER'S ACCOMMODATION

A real feature of this business is the spacious, **Self-Contained Family Sized Owner's Cottage**. Private entrance door to the front into entrance hall with stairs leading to the first floor and door into **Lounge/Dining Room** a character room with dual aspect windows to the front and rear, recently installed feature wood burning stove. Door to the inner hall with under stairs storage cupboard, with a door to the shop and a door to **Kitchen/Breakfast Room** well fitted with a range of wall

and base mounted kitchen units and complementary worktops, recently installed Rayburn oil fired range, windows to rear and part glazed door to **Rear Porch** with window to rear, wooden door to the rear garden and oil-fired Grant boiler. **First Floor Landing** with ideal space for an **Office/Study Area**. **Bedroom 1** a double bedroom with aspect to rear. **Bedroom 2** a double bedroom with aspect to front. **Bedroom 3** a double bedroom with aspect to the front. **Bedroom 4** a double bedroom with dual aspect windows to the front and side. **Family Bathroom** with white suite and shower over the bath.



EXTERNAL DETAILS

To the front of the property is an **Enclosed Private Lawned Garden Area** and a separate gravelled **Seating Area** with picnic bench seating for around 24 customers and where cream teas, ice creams and drinks etc are served to tourists. There is also a **Private Customer Parking** area for numerous vehicles. **Detached Double Garage** and **Storage Shed**. To the rear of the property is a good-sized **Enclosed Private Garden** mainly laid to lawn being fully enclosed with an access gate to the side and a **Stable Block**.



THE BUSINESS

An opportunity exists for new owners to purchase this profitable business combined with a spacious family home, in a popular Dartmoor community. The business enjoys good levels of regular local trade, together with a boost from tourists and day trippers visiting the area, particularly during the busy summer months. Operating as a convenience store, retailing groceries, fresh bread and cakes, household items, dairy lines, chilled and frozen foods, fruit and vegetables, hot and cold soft drinks, beers, wines and spirits, snacks and confectionary, newspapers and magazines, postcards and speciality local produce and giftware. The business also benefits from the serving of cream teas and food and drinks to take away, which proves popular with visitors and tourists. The idyllic setting in the heart of Dartmoor National Park offers an enviable live/work lifestyle business opportunity.



TRADING INFORMATION

Accounts can be made available to interested parties following a formal viewing appointment. The low day to day overheads, especially if operated by a full-time working couple, ensures the business remains profitable.





OPENING HOURS

The business trades easy hours to suit the lifestyle of the vendor, opening from 8.30am until 5pm during the summer months. During winter, the business trades from 9am until 1pm Monday to Saturday and from 10am until 1pm on Sunday. Scope exists to increase these opening hours should new owners so wish.

CURRENT STAFFING

Owned and operated by our client, with the assistance of 1 part time member of staff.

POTENTIAL

The sale of Postbridge Stores provides an opportunity to provide an enviable lifestyle business, which is profitable, and which still offers potential to develop many aspects of the trade still further. Coupled with this is a versatile owner's home occupying a large plot in the centre of this desirable Dartmoor community.

EPC

D-81

RATING

We are advised that the business rates are currently nil, after 100% rate relief. For up-to-date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES

Mains electricity, private water supply, shared private drainage and oil-fired heating.

FLOORPLAN

Available upon request.



TENURE

As with the majority of business premises within Dartmoor National Park, Postbridge Stores is subject to the favourable terms of a Duchy of Cornwall lease granted in June 2019 for a term of 20 years. The lease is fully renewable at the end of the existing term and the current rent is £7,950 per annum plus VAT. Please contact us for further details regarding the lease.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

