



Premier & Post Office - Kilve Stores

Ref: 3410478

Lagger Hill Kilve, Bridgewater, TA5 1EA

Freehold: £645,000

Five bedroom house & large gardens

Off street parking to front

Unopposed

Weekly sales circa £6200

Outreach post office

Between Bridgewater & Minehead - EPC Rating - TBC

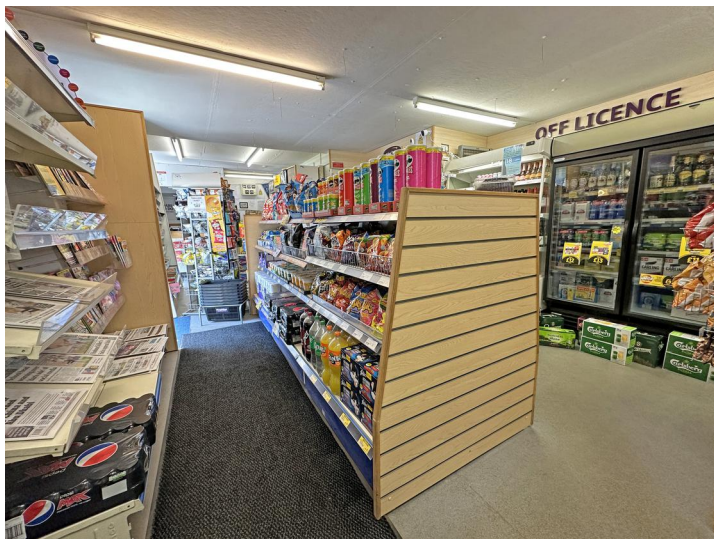


Description

Situated on the main A39 between Bridgewater & Minehead. A period home with shop and post office with off street parking to the front. Owners' accommodation comprises a beautifully presented five bedroom home with large landscaped gardens.

Location

Kilve is a lovely village in north Somerset situated on the A39 main road between Bridgewater 12 miles to the east and Minehead 14 miles to the west. Kilve beach is just 1.1 miles away. The village is surrounded by farmland with The Hood Arms hotel - a 17th century coaching inn and hotel next door, and the Kilve Village Hall opposite and public carpark adjacent.



Trading Information

2022 accounts show an overall turnover of £318,517 for shop sales and addition income from the outreach post office. A gross profit of £64,111. The outreach Post Office generates a modest additional income of circa £3600 per annum and of course drives further footfall into the shop.

The Opportunity

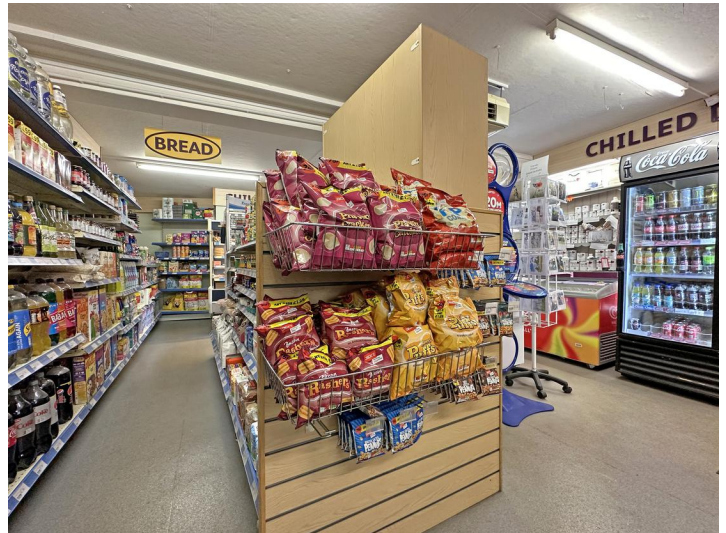
This fabulous store and home presents the perfect opportunity for an owner operator to live in an exceptional home while creating a personal income. A great lifestyle change in a beautiful setting. With its main road location the business could be expanded with the addition of a wide range of food to go offerings with coffee and drinks machine to pull in more passing trade and create a real hub for the local and wider communities. One could also increase revenue by extending the opening hours.

Owner's Accommodation

The owners accommodation is beautifully presented throughout and can be accessed from the shop or through the side access. There is a spacious and fabulously presented kitchen dining room with large atrium overhead and bi-folding doors to the rear garden. The living room has large fireplace with wood burning stove and windows to both the side and rear, with utility and cloakroom also on the ground floor. The first floor comprises five bedrooms of which four are doubles plus spacious bathroom and separate shower room. Externally to the is a huge landscaped rear garden, separated into various tranquil areas including patio and al-fresco dining area, various lawns and matured planting, sheds and summerhouse. The property has oil fired central heating along with a very handy basement.

Internal Details

The shop provides a variety of goods and services to the local and wider community. On entering the store you are immediately presented with a variety of special offer goods on one of two central gondolas along with a newspaper and magazine stand to the right along with a good selection of greetings cards. There is a bakery stand with freshly baked loaves plus fresh fruit and vegetable section. A wide variety of essentials including cereals, tinned and jarred products, general produce and selection of pet foods feature on the gondola and surrounding display shelves. For colder items there is a diary chiller, soft drinks fridge, beers and wine fridges and a frozen section. There is also selection of snacks, crisps and sweets. The main serving counter and post office counter are by the exit, with cigarette and vape gantry, plus premium spirits behind. Away from the shop floor is an office, storeroom and staff facilities. The store benefits from a security system and also has air conditioning. Plus customer parking and main bus stop at the front.



Trading Hours

Mon to Fri 7.30am - 5.00pm Sat 8.00am - 5.00pm and Sunday 9.00am - 1.00pm

Business Rates

The current rateable value is £5,500, however this is not necessarily what you will pay.

Tenure
Freehold



Staff
Owner operated with three part time staff members.



