



Wisborough Green Village Store & Post Office

Ref: 3818294

Petworth Road, Billingshurst, RH14 0BH

Freehold: £900,000

Freehold residential and commercial property

Advised shop weekly sales c£9000

Post Office remuneration YE 2023 c£23,000

4 Bedrooms including self contained annex

Property measures c5000 sq including shop

Grade II Listed Building, EPC exempt



Having been in the same family since 1983 Jasmine Cottage, including Wisborough Green Village Store and Post Office are firmly established in the local community and now available to purchase on a freehold basis. The village store has weekly sales of approximately £9000 and the Post Office remuneration last year totalled c£23,000. The total building sq ft measurement is approximately 5000 sq ft. Beautifully positioned overlooking the village green to the front with open views across neighbouring fields to the rear.



Location

Wisborough Green is a village and civil parish in the north of the Chichester district of West Sussex. 2 miles (3.2 km) west of Billingshurst on the A272 road.

Tenure

Freehold

The Opportunity

There is a fantastic opportunity for the next owner to take advantage of the flexible layout of the building, potentially renting the annex or changing the shop and post office into something else. A coffee shop or office space. The next owner may wish to live in the main house and lease the shop. There may also be some development potential subject to planning. The shop itself has scope for further investment and would benefit from expanding the range of products offered and opening longer hours.



Internal Details

Jasmine Cottage has a total of 4 bedrooms, 2 in the main house and two in the annex. The Annex has a separate access with living room, kitchen and storage space. The main house has a large entrance hall, open plan kitchen, large living room above the shop and dining room. A perfect layout for multi generational living.

The shop has retail area of c650sq ft. A Post Office, large main store room / prep area, additional store rooms and office.

Trading Hours

Monday to Friday - 7.30am - 5.00pm

Saturday - 8am - 4pm

Sunday - 8am - 1pm

Staff

currently there are 3 staff members who have been with the store for the last 20 years,9 years and 6 months respectively.

Fixtures & Fittings

The majority of the fixtures and fittings for the shop are included in the sale.

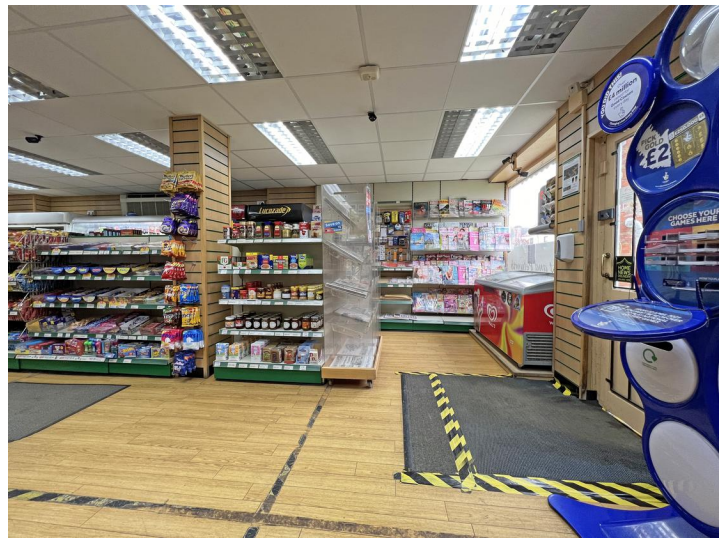
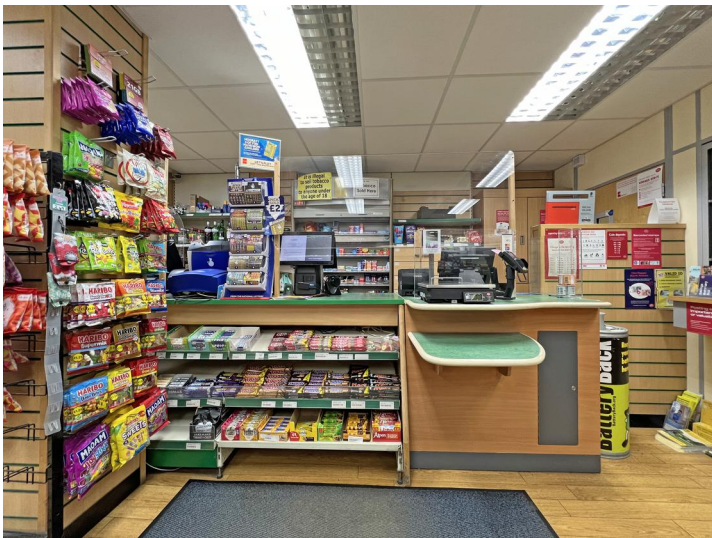
Trading Information

Accounts Year End 31/03/2022

Turnover - £469,065 (Excluding VAT)

Gross profit - £125,621







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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

James Matson

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 Reading



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