

Butleigh Post Office & Store

High Street, Butleigh, Nr Glastonbury, Somerset, BA6 8SU

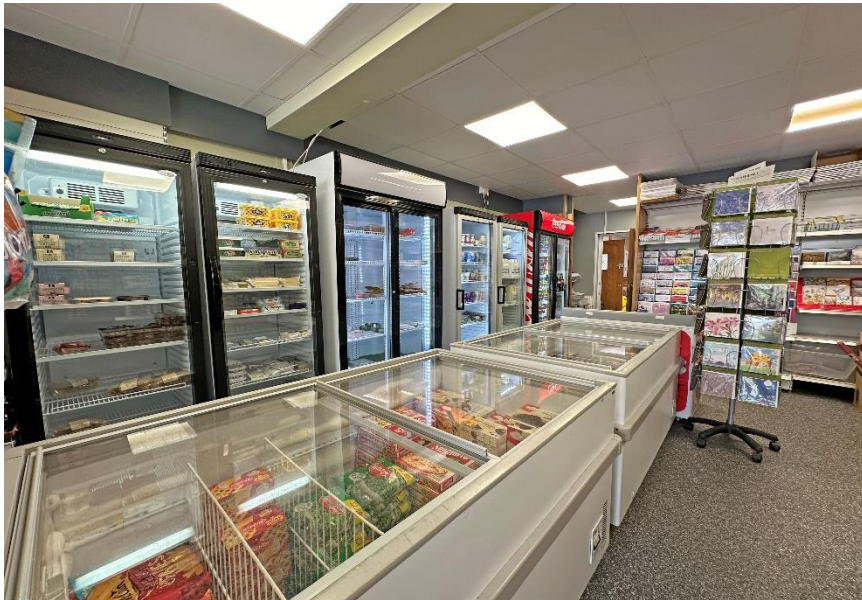
£750,000 - Freehold





BUSINESS SUMMARY

- Unopposed Village Store & Post Office
- Post Office income circa £24,500 per year
- Adjusted net profit £48,235
- On street customer parking
- Business premises circa 1000 sqft, total property circa 2994 sqft
- Three-bedroom detached owners' accommodation
- One bedroom apartment
- Off street parking space
- Workshop/Storage and decked garden
- Energy Rating - TBC



THE PROPERTY

A detached post office and store with 1 bed apartment over, plus a three-bedroom detached home. The home is beautifully presented throughout with spacious living room, dining area over-looking the rear garden, study, kitchen, three bedrooms and bathroom. The shop and post office offers just over 1000 square feet with rear access for deliveries.

The three-bedroom detached house is next door. Beautifully presented throughout with wide and spacious entrance hall, fitted kitchen with side access, large open living room with stone fireplace, dining area with 'French' doors to rear and study area. The first floor comprises three bedrooms, bathroom and built in storage. To the rear of the property is a lovely courtyard garden with both deck and patio.

There is a one-bedroom apartment situated above the rear of the shop with private independent access to the side. Accommodation includes entrance lobby with stairs to first floor, open plan living kitchen dining room, double bedroom and shower room.

FIXTURES & FITTINGS

We are advised that all fixtures and fittings are included in the sale - subject to a confirmation itinerary.



THE OPPORTUNITY

A great opportunity to own an unopposed convenience store and post office. With a solid profit, the store offers fabulous owners' accommodation with a detached three-bedroom home plus a one-bedroom apartment which could provide further income.

SITUATION

Situated near both Glastonbury and Street in Somerset. Butleigh Village is a quaint village sounded by rolling hills and farmland. Butleigh Church of England primary school is a strong draw to the village for families, alongside the ease of commute to the wider area via the A39 and M5.

INTERNAL SHOP DETAILS

The store and post office has a main entrance door to the left with large display window. As you enter the store the post office counter and main serving counter is to your right with high value spirits and tobacco. There is a central gondola with display end, and series of chest freezers. Fresh fruits and vegetables opposite everyday essentials. A range of enclosed fridges for milk and dairy, chilled goods beers, wines and soft drinks. Newspaper and magazine stands, cards and stationery. There is an office, staff WC and spacious storeroom at the rear.





TRADING INFORMATION

More detailed financials can be provided following a formal viewing. Trading information for the years ending 2021, 2022 and 2023 is summarised below;

Year ended	2023	2022	2021
Total sales	£270,788	£237,084	£257,034
Post Office Income	£24,542	£18,934	£18,487
Gross profit	£64,784	£70,796	£87,694
Net Profit	£48,235	£38,588	£56,204





TENURE

Freehold.

STAFF

The business is owner operated with two part time staff.

OPENING HOURS

Monday - Friday - 7:30am – 6.00pm.

Saturdays - 7.30am – 1.00 pm

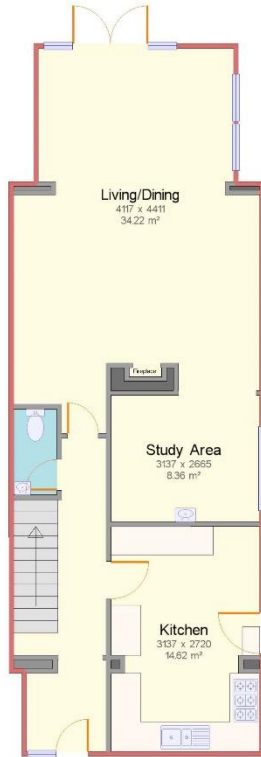
Sundays - Closed





Ground Floor

Gross internal area: 18491 m² (1990.3 ft²)



House



Studio

Gross internal area: 9333 m² (10046 ft²)



House

First Floor

BakerLife Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPC's)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports
Drone Photography

DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendments

BakerLife
Tel: 01604 878005
info@bakerlife.com
www.bakerlife.com

Project: Floor Plans

Butleigh Post Office & Store
High Street
Burleigh, Nr Glastonbury
Somerset
BA9 5BJ

Drawing No: 8888-20-JUN-20
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: @A1

VIEWING

No direct approach may be made to the business as staff are not aware of the sale. For an appointment to view please contact Matt McFarlane at Christie & Co.



Matthew McFarlane

Business Agent – Retail

Mobile: 07860 189705

Email: matthew.mcfarlane@christie.com



CONDITIONS OF THESE PARTICULARS

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