

# Woolacombe Service Station

Station Road, Woolacombe, North Devon, EX34 7AN

Freehold - £995,000





## BUSINESS SUMMARY

- Freehold Service Station, Woolacombe, North Devon
- Located on the main road into Woolacombe
- Total sales circa £1,542,591 for year end 2023
- Fuel volume approx. 910,000 litres pa
- Customer parking spaces

- Circa 1950 sq ft shop floor
- Premier branded shop with no tie
- Site area approx. 0.320 acres
- Potential accommodation above - STPP
- Premier Branded Shop & Post Office - Energy Rating C

## SITUATION

Situated in Woolacombe, North Devon. The site is positioned on the main road into the town and is both adjacent and opposite two large holiday parks. The site overlooks the town with views out across the Atlantic. Woolacombe is a vibrant Devon town with huge increase in traffic/people during holiday seasons. The main beach is just 1.2 miles away. Barnstaple is the nearest large town approximately 11 miles away.



Promap © Crown Copyright and database rights 2024. OS AC0000813445  
Plotted Scale - 1:1000. Paper Size - A4

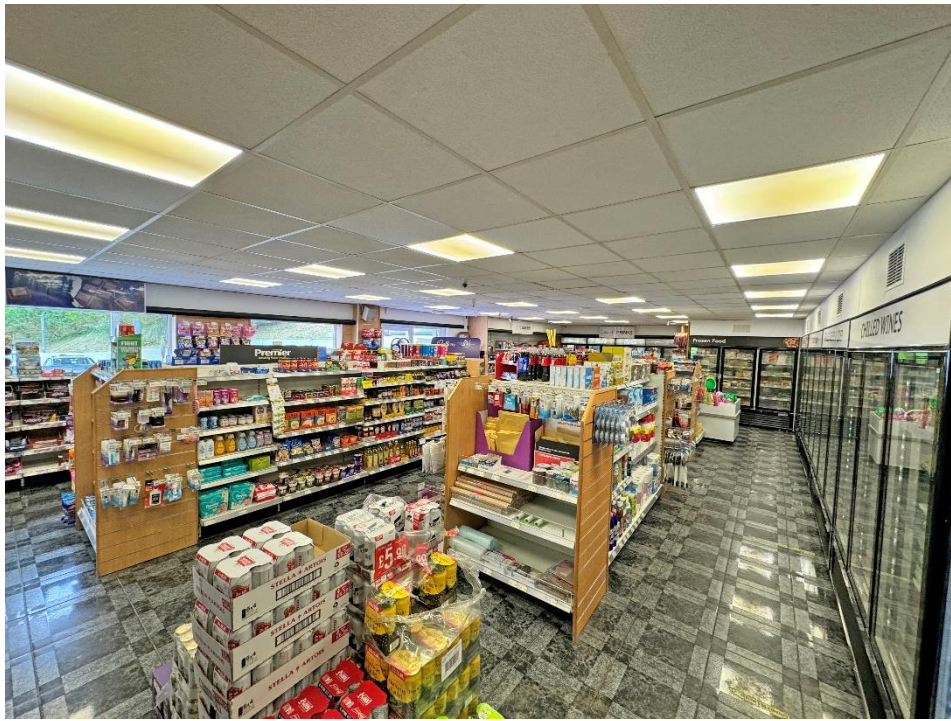
## THE PROPERTY

The property comprises a petrol filling station with accompanying retail store. There is also an extra external store and car garage with space for customer parking. The shop is a spacious 1912 square feet with further store room and staff spaces plus kitchen for hot food to go. The first floor is currently used for offices but could easily become a two bedroom apartment subject to necessary permissions. The forecourt consists of two fuel islands with a total of 12 nozzles supplying unleaded and diesel with scope for an additional two islands which had been previously removed for additional shop parking. The site also includes an air and water machine plus a Calor gas cage.

We understand from the owner that the tanks are of single skinned steel construction and have been well maintained throughout the vendor's ownership. The pipework is also of single skinned steel construction. The current Murco fuel contract has a 3 year tie from August 2023 with 12 months-notice.

## TANKS

Tank number	Fuel type	Capacity (litres)	Age (years)
1	Diesel	6,600	Underground over 30 years
2	Diesel	9600	Underground over 30 years
3	Diesel	6600	Underground over 30 years
4	Diesel	6,600	Underground over 30 years
5	Unleaded	35,000	Underground over 30 years



## INTERNAL SHOP DETAILS

The convenience store is a spacious 1912 square feet with additional storeroom, office and staff facilities. The store is modern and well-presented throughout, with a variety of central gondolas, large range of everyday essentials, fresh produce, snacks and sweets. Numerous enclosed fridges for dairy, beers, wines and soft drinks plus frozen foods. Large serving counter with main EPOS station, service window and separate post office counter. There is also an additional kitchen space with facilities for serving hot pizza which is currently unused.

## STAFF

There are currently 7 members of staff including the owner and their daughter.

## THE OPPORTUNITY

The petrol station provides an excellent opportunity for a new operator to take over and expand both the opening times and offering to further increase sales and maximise revenue from both local and tourist trade. Currently closing at 6pm through the summer months, alongside a currently untapped evening hot food offering. The station itself is in very good condition and with potential accommodation over the shop the site really has scope to expand.

NOTE – There is a further plot of land to the rear which could be purchased by separate negotiation.



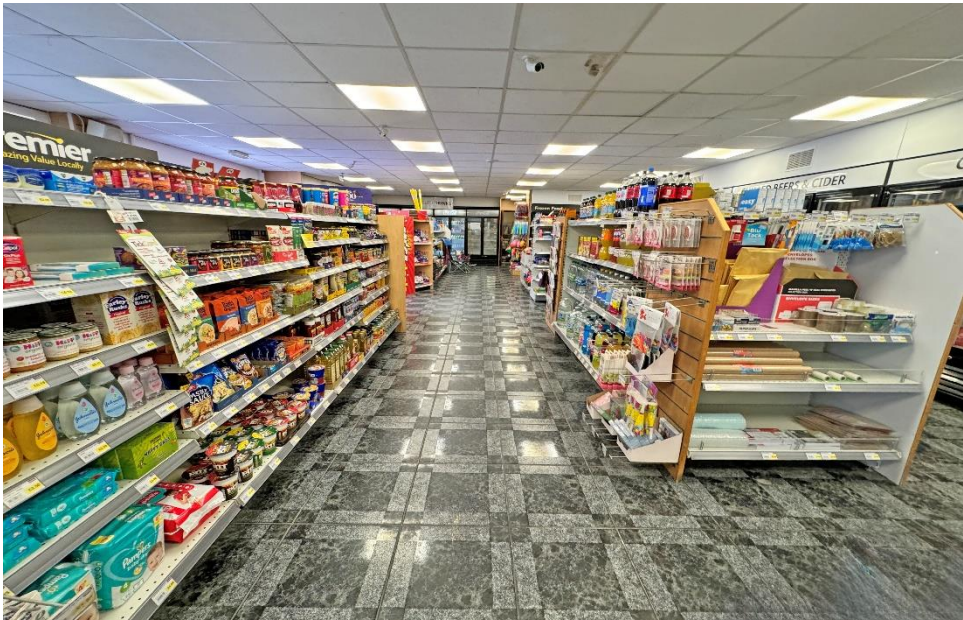


## TRADING INFORMATION

More detailed financials can be provided on request. Trading information for the years ending 2022, 2023 and 2024 is summarised below;

Year ended	2024	2023	2023
Total sales	-	£1,542,591	£1,592,104
Gross profit	-	£214,830	£202,812
Net Profit**	-	£148,916	£154,213
Fuel volume	910,080	798,550	1,037,339

\*\*Profit before staff and directors costs, accountancy fees, depreciation, interest and taxation. Staff cost in the region of £70,000.





## TENURE

Freehold.

## TERMS OF SALE

The property is being sold on an asset basis.

## FIXTURES & FITTINGS

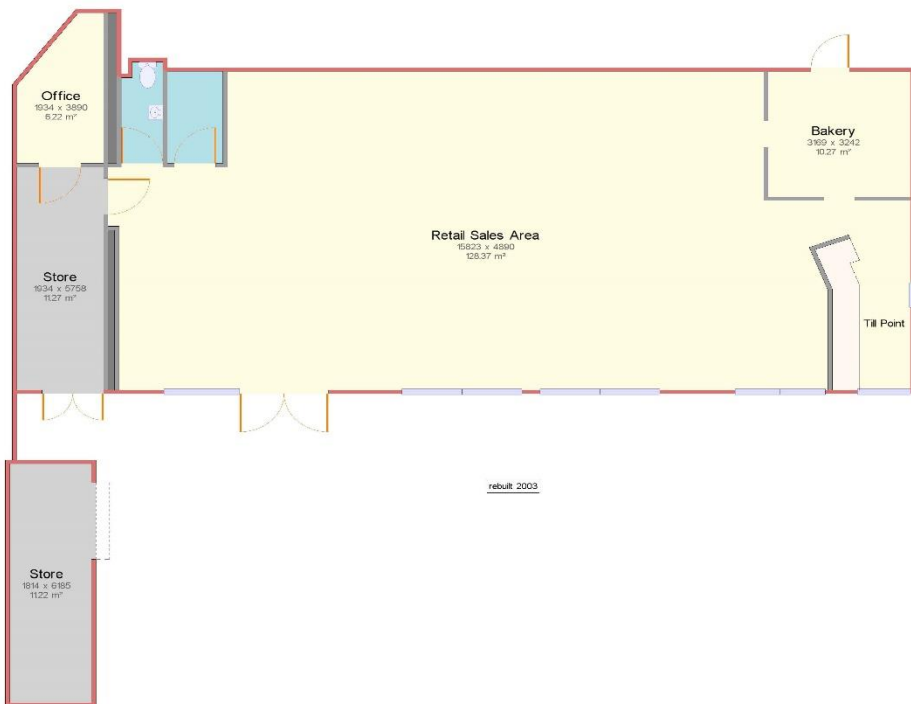
We are advised that all fixtures and fittings are included in the sale subject to an inventory.

## OPENING HOURS

Current trading hours are Monday - Sunday 8am - 6pm.



Gross internal area: 177.69 m<sup>2</sup> (1912.6 ft<sup>2</sup>)



Ground Floor

Gross internal area: 131.21 m<sup>2</sup> (1412.3 ft<sup>2</sup>)



1st Floor

While every effort has been made to ensure the accuracy of this floor plan, contained herein, no responsibility is taken for incorrect measurements of items or fixtures, and no warranty is made in any other connection with this plan. The plan is intended to be a guide only and is not to be used as a basis for any legal proceedings. The plan is intended to be a guide only and is not to be used as a basis for any legal proceedings. The plan is intended to be a guide only and is not to be used as a basis for any legal proceedings.

DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendments

**BakerLife**  
 T: 01284 611005  
 info@bakerlife.com  
 www.bakerlife.co.uk



Project	
Woolacombe Service Station Pymon/Ruroco Station Road Woolacombe, Devon EX34 7AN	
Drawing No:	8868-29-JNL-29
Drawing Title:	Floor Plan
Drawing Date:	2022
Drawing Size:	A1
Issue:	1

## 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 Matthew McFarlane at Christie & Co.



**Matt McFarlane**

Business Agent – Retail

Mobile: 07860 189705

Email:  
[matthew.mcfarlane@christie.com](mailto:matthew.mcfarlane@christie.com)

### CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie & Co, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) Christie & Co have not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved Christie & Co. April 2023

