

South View Stores

Pit Hill, Shebbear, Nr Beaworthy, North Devon, EX21 5RU

£550,000 - Freehold





BUSINESS SUMMARY

- Fabulous North Devon location
- Unopposed Village Store
- Sales £6,937 per week
- Year-end 2024 net profit £33,008
- On street customer parking

- Property and business circa 2443 sqft
- Three-bedroom owners' accommodation
- Lawned garden
- Garage & parking space
- Energy Rating - TBC



THE PROPERTY

The unopposed store is situated on the main street through Shebbear village. The commercial premises is attached to the side of the main house, allowing for good separation between business and residential elements. The shop is well laid out to provide all the everyday essentials required for the local community along with hot and cold food to go, coffee and deli counter with further storage to the rear. The main house offers spacious accommodation throughout to include hallway, living room, dining room, office and kitchen breakfast room. The first floor comprises three double bedrooms and bathroom. Externally there is a good sized lawned rear garden, garage and off-street parking space.



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 in a beautiful North Devon village. With a solid profit the store offers a good customer experience with scope to increase income and expand opening times. The owners' accommodation is a spacious three-bedroom home adjacent the shop creating a lovely lifestyle opportunity or addition for a multi operator.

SITUATION

Situated in a countryside location in a village in North Devon, 17 miles north of Okehampton and the fabulous Dartmoor National Park and 18 miles from the beautiful Atlantic coastline and its beaches.

INTERNAL SHOP DETAILS

The store has a main entrance door with large display window to the left. As you enter the store the serving counter is to your left with high value spirits and tobacco behind plus deli counter and hot food to go display. Opposite are newspapers and magazines. There is a central gondola with display ends which is surrounded by your everyday essentials, general produce, sweets and snacks. Fresh fruits and vegetables alongside a fabulous range of bakery items. There is a long fridge with dairy, fresh produce and soft drinks, two door freezer and ice cream chest. To the rear of the shop is a storeroom, with staff wc behind the serving counter.





TRADING INFORMATION

More detailed financials can be provided following a formal viewing .
 Trading information for the years ending 31st January 2022, 2023 and 2024 are summarised below;

Year ended	2024	2023	2022
Total sales	£360,774	£339,850	£348,202
Gross profit	£67,084	£53,462	£70,474
Net Profit	£33,008	£18,079	£43,469





TENURE

Freehold.

STAFF

The business is owner operated with one part time member of staff.

OPENING HOURS

Monday-Friday 8.30am – 6pm, Saturdays 8.30am – 2pm, Sundays 8.30am – 12 noon.



While every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for any errors or omissions. All dimensions, areas and counts are approximate and should be used as a guide only. The floor plan is for information only and should not be used for any legal or financial purposes. The floor plan is for information only and should not be used for any legal or financial purposes. The floor plan is for information only and should not be used for any legal or financial purposes.

DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendments

BakerLife
 Tel 01604 478005
 info@bakerlife.com
 www.bakerlife.com

Project

Floor Plans
 South View Stores
 PHL - I1
 Shebbear, Devonport
 Devon
 EX21 5RU

Drawing No: 8888-20-JNL-20

Drawing Title: Floor Plan

Drawing Date: 2022

Drawing Size: @A1 1

Gross internal area: 5526 m² (16713 ft²)



Gross internal area: 7177 m² (17726 ft²)



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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