



## One Stop Central Stores

Ref: 3818307

Middleton, Winterslow, Salisbury, SP5 1QS

Freehold: £1,300,000

Advised weekly sales c£18,000 / PO c£24,000pa

Income from holiday cottage advised c£2000pcm

Short opening hours

Large 4 bedroom owners accommodation

Detached 2 bedroom holiday cottage, sleeps 4

Affluent Wiltshire village, Energy Rating C





One Stop provides a truly outstanding lifestyle business opportunity in the centre of an affluent Wiltshire village, which is the focal point of the local community. This profitable business provides a broad range of services including a fresh bakery, newspapers and magazines, Post Office, National Lottery, coffee machine, off licence, on-site banking, tobacco and supply gas bottle refills/exchange. The shop also stocks a vast array of convenience goods including locally sourced and premium produce. A refit of the store was carried out in 2021 rebranding to One Stop. The refit included new displays, signage and freezers.

In addition to the primary business, there is also a stunning detached holiday cottage with private patio and garden which produces good levels of income throughout the year from tourists, visitors and workers to the local area.

This already thriving business opportunity provides even more potential to increase trade and extend the buildings, subject to any necessary planning permissions.







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### **The Opportunity**

A fantastic opportunity to acquire a well established convenience store, Post Office, and holiday let business. This multifaceted business provides an outstanding lifestyle opportunity, and both the business and the property provide further potential to increase trade and add value.

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### **Letting Accommodation**

There is a delightful two storey detached holiday cottage to the rear of the property which is accessed via the central courtyard. The cottage is full of character and is arranged with an open-plan living/dining room and a large fully fitted kitchen at ground floor level. The kitchen opens onto a raised patio area and private garden. There are two double bedrooms and a modern bathroom at first floor level.

The cottage has high occupancy rates and provides steady supplementary income throughout the year.

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### **External Details**

There is a central courtyard which is currently used for parking and loading and an area to the front of the building which is used for customer parking.



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## Location

This two storey building is set in a prominent corner position in the heart of the village of Winterslow, eight miles from the beautiful city of Salisbury. The village is surrounded by some of the most picturesque countryside in Wiltshire. Local attractions include Stonehenge, Old Sarum Castle and Paultons Park, with its very popular Peppa Pig World, which are all within c. 15 miles of the property. The well established shop serves the local village with a population of c. 2,600 people, in addition to nearby Firsdown, Pitton, Farley and surrounding areas.

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## Internal Details

It is arranged with a large retail sales area to the front of the building and a Post Office counter to the rear. There is a separate office, staff kitchenette and store room to the rear of the ground floor which can also be accessed via the side of the building.

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## Other Property

There is a large, single storey, detached store accessed off the courtyard that is currently used for ancillary storage. This building could have potential scope for conversion STPP. It could also be let to provide another additional income.

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## Owner's Accommodation

The fully self-contained residential apartment is situated above the shop and provides extensive living space. The accommodation includes an open-plan kitchen/dining room and a well proportioned living room, four double bedrooms and two bathrooms.

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## Internal Details

It is arranged with a large retail sales area to the front of the building and a Post Office counter to the rear. There is a separate office, staff kitchenette and store room to the rear of the ground floor which can also be accessed via the side of the building.

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## Development Potential

There is scope for development, including a potential extension to the holiday cottage or full change of use to a residential single dwelling. The detached store could offer potential to create additional accommodation STPP. There is also potential to rent the garage space.

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## Fixtures & Fittings

We are advised that all fixtures and fittings are owned outright. An inventory is available on request.















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### Trading Hours

Monday to Saturday 6.00am-7pm  
Sunday 7am-2pm

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### Staff

The business is overseen by the family, and with a part time Post Office assistant.

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### Business Rates

The business currently benefits from 100% rural rates relief.



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DO NOT SCALE THIS DRAWING

Drawing Key

No.	Date	Amendments
<p><b>BakerLie</b></p> <p>Tel: 01454 670025</p> <p>info@bakerlie.com</p> <p>www.bakerlie.com</p>		
<p>Project</p> <p>Floor Plans</p>		
<p>One Stop</p> <p>Midleton</p> <p>Winterslow</p> <p>Salisbury</p> <p>SF5 12D</p>		
<p>Drawing No: 8888-20-JNL-20</p> <p>Drawing Title: Floor Plan</p> <p>Drawing Date: 2022</p> <p>Drawing Size: @A1</p>		

### Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

### Contact

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

**James Matson**  
 Senior Business Agent - Retail & Leisure  
 M:+44 784 002 0041  
 E:james.matson@christie.com  
 Reading



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.

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