

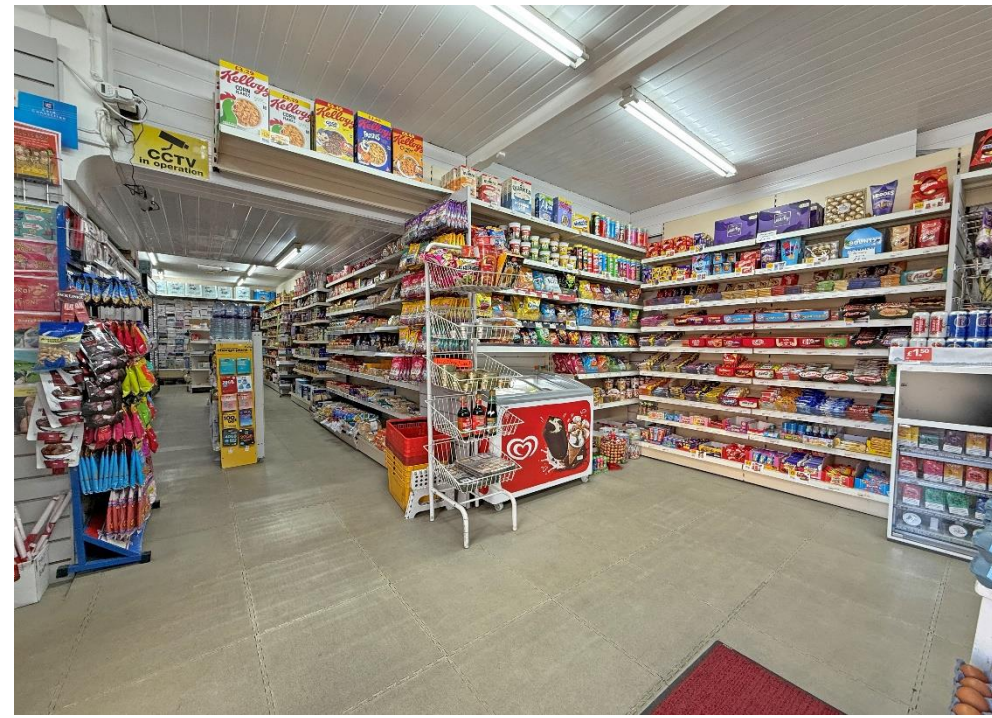
# Hulham Rpad Stores

16 Hulham Road, Exmouth, Devon, EX8 3HR

Freehold - £675,000







## BUSINESS SUMMARY

- Freehold Convenience Store
- Three/Four Bedroom accommodation
- Sales circa £8300 per week
- Full accounts available on request
- Circa 3313 sqf / 307.8 sqm
- Four Garages & Parking
- Large Garden
- Beautiful area on the Devon Coast
- EPC Rating C





## THE PROPERTY

An established convenience store located on a main road in central Exmouth. Boasting over 3000 square feet the shop and house offer a fabulous opportunity for anyone looking for a change of lifestyle or a great shop with accommodation that could be either rented separately or lived in.

On entering the store you will find the main serving counter to your right with premium spirits and tobacco below. To your left the shop expands along the length of the building, with central gondola, a series of fridges for soft drinks, fresh produce and dairy alongside a two door freezer. Opposite are your everyday essentials, tinned and packaged foods. There is a stationary corner, with newspapers and magazines. Further into the shop is a spacious area for beers and wines with further fridge for chilled. With storage and staff facilities.

The accommodation is spacious with kitchen and living room, utility room and lean to conservatory on the ground floor. The first floor comprises four bedrooms, study and family bathroom. Externally is a lovely rear garden. There is also the added bonus of four garages and parking.

## SITUATION

Situated on a main road location in Exmouth, a large coastal town in Devon with a population of over 35,000. Exmouth is just 5.8 miles from Junction 30 of the M5 and 9 miles from the centre of Exeter. Plymouth is 45 miles away with Taunton also 45 miles away.





## THE OPPORTUNITY

Offering a fabulous lifestyle opportunity in a lovely coastal town in Devon. Exmouth is on the Estuary of the River Ex, with beaches and vibrant seafront. The store is located on a main road and provides easy access to both the main town centre and also to Exeter and the M5. An established store with consistent sales.

## FIXTURES AND FITTINGS

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

## TRADING INFORMATION

Accounts for the year end 2024 show a total sales turnover of £429,220. With an adjusted net profit of £39,507.

## STAFF

The business is owner operated and managed. There is no staff to transfer with the business.









## 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

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