

# Ebchester Village Store



5-7 Vindomora Road, Ebchester  
Consett  
DH8 0PN

Freehold: £750,000

Ref: 6411110

## KEY HIGHLIGHTS

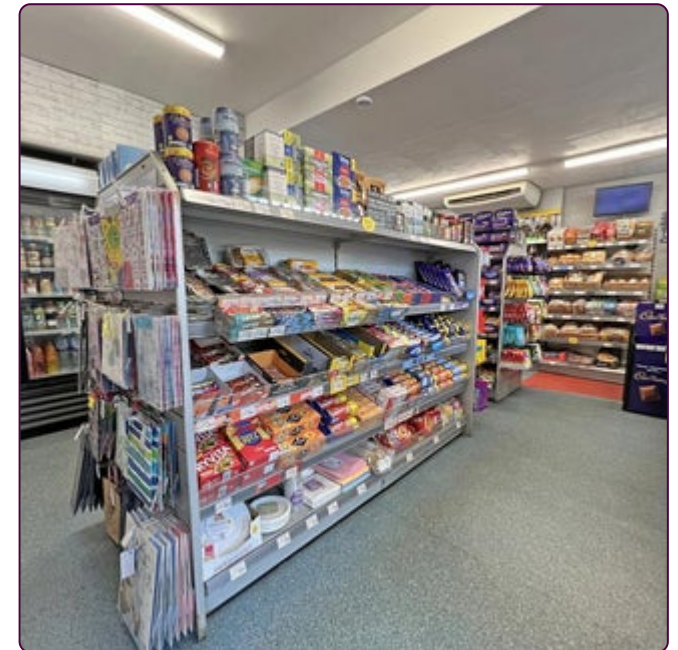
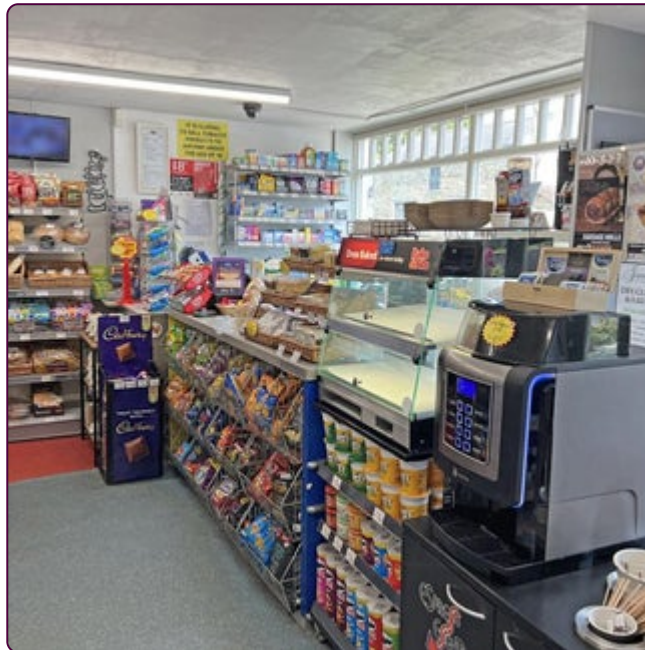
- c. £13-14,000 avg weekly sales turnover
- 5 bedroom owners accommodation
- Potential to further develop & extend
- Lifestyle business
- Busy main road, with on street parking
- Potential for holiday home. Energy Ratings B & D

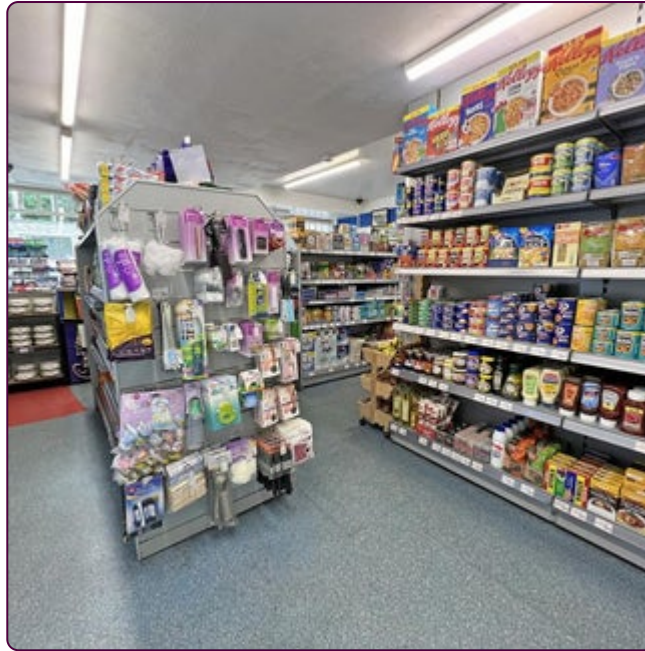
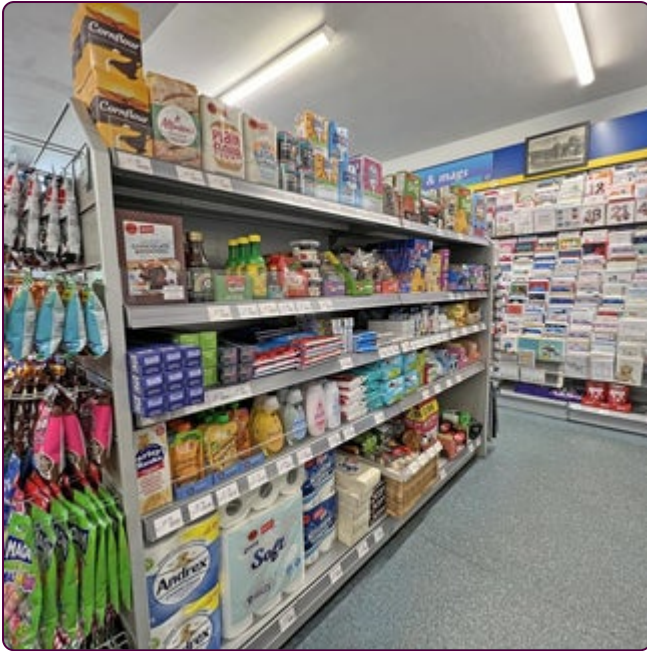


## DESCRIPTION

A busy village convenience store with off licence and newspaper sales, nestled in the Derwent Valley in a sought-after location.

Excellent family business with a 5 bedroom house and a very large garden offering an exciting lifestyle purchase.





## LOCATION

The store is based in a village north of County Durham, a rural area on the border of Northumberland and West of Newcastle. This store is situated in a prominent and visible spot on the main road through the village.

The store is close to a primary school, community centre, church, holiday homes and there is outline planning for 55 executive homes to be built within a mile of the store. There are no other shops in the village.

## INTERNAL DETAILS

This well-presented village store has been improved and modernised by the current owners. It has chillers, freezers, CCTV, coffee machine, hotplate, lottery and PayPoint.

Two gondola aisles for convenience products, displays of chilled and ambient wines, beers, craft ales and spirits, groceries and provisions including branded national products along with locally produced products.

It offers many services through its PayPoint machine including payment of bills, mobile top ups, Counter Cash and also parcel services for pickup and delivery including Yodel, DPD, Amazon. Our client also acts as an agent for a Dry Cleaning company.

It has internal access to the accommodation on 2 floors, four storage areas and a staff WC.

## EXTERNAL DETAILS

The store has a traditional wooden frontage with a step and ramp access to the shop and a cobbled patio area with tables and chairs for customers to sit and enjoy the sun.

## OWNER'S ACCOMMODATION

Adjoining the store is a 5 bedroom house set over 3 floors.

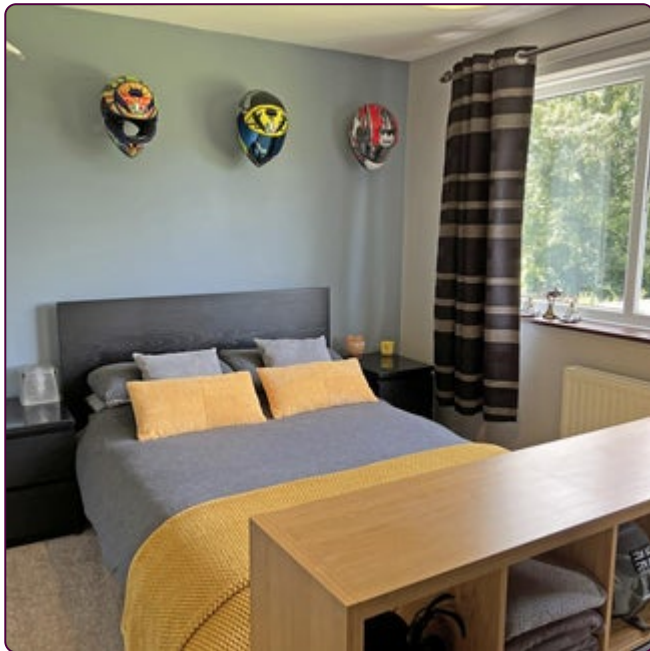
The ground floor which can be accessed from the main road comprises of a kitchen, large lounge/diner, 3 bedrooms (2 of which are used as offices), WC and access to the shop.

The first floor has a double bedroom with fitted wardrobes and bathroom with bath and separate shower unit.

The lower ground floor has a laundry/storage room, boiler/storage room, dry store area, access to shop, shower room/wc, double bedroom with fitted wardrobes and a second lounge. The lower ground could be adapted with the correct planning permission to a rental/holiday home.

To the rear of the property is a large well maintained private garden with a decking area. There is parking for approximately 4 cars, access to storage areas and an additional shed store.







## THE OPPORTUNITY

This is a well-established store that our client has improved and developed over the years and is now ready to be taken to the next step. The shop sales are improving year on year. The business is the hub of the village and remained open during the Covid-19 lockdowns providing an essential services to the community.

The new owner has the opportunity to develop the store by extending the opening hours, joining a symbol group, introducing a delivery service and online app, introducing HND and with relevant planning permission the store could be expanded within the retail trading area.

In addition, there is scope to turn part of the house into a holiday let increasing the revenue further.

## TRADING INFORMATION

Our clients advise us that the store is taking an average of c. £13,000 to £14,000 per week (based on the last 10 weeks and not including lottery and PayPoint)

The Gross Profit for the year ending March 2023 is c. £396,154, with an adjusted Net Profit of c.£90,000. Full trading information will be provided to seriously interested parties.

## TRADING HOURS

Monday - Saturday: 06:30am to 6:00pm

Sunday: 08:00am to 5:00pm

## STAFF

The store is run by our client and a number of part-time staff

## FIXTURES & FITTINGS

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.



## BUSINESS RATES

The Rateable Value is £3,950 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Due to the location of the store and the services provided by the store, our client has been exempt from paying business rates for the last 8 years.

## REGULATORY

The appointment of the National Lottery is at the sole discretion of Alwyn Plc.

Premises licence.



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### CONTACT

T: 0344 412 4944

E: [enquiries@christiefinance.com](mailto:enquiries@christiefinance.com)

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## CONTACT

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



### ROBERT O'BRIEN

Senior Agent - Retail

T: +44 7592 775 310

E: [robert.obrien@christie.com](mailto:robert.obrien@christie.com)

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