



**PROFITABLE NEWSAGENCY BUSINESS WITH
SELF CONTAINED ACCOMMODATION FOR OWNER'S
USE OR RENTAL INCOME**

KNOWN AS

**J & S WENSLEY NEWSAGENTS,
STATION HOUSE, CAEN STREET, BRAUNTON,
NORTH DEVON, EX33 1AA**

For Sale / To Let By Private Treaty Subject to Contract

- One off trading location within this highly popular coastal village***
- Located at entrance to main car park whilst also fronting the main arterial road through the Village***
- Return fronted widow display and paved external display area***
- Central trading location for ease of local custom and high seasonal chance trade***
 - For sale after 35 years of successful operation***
- Self-contained 2 bedroomed accommodation with outside space, suitable for owners use or rental income***
 - Local news rounds undertaken on foot by delivery staff***

PRICE: Offers are invited in the region of £124,950 Leasehold to include all trade fixtures, fittings and equipment plus SAV

LOCATION

Braunton is a popular place to live, work and visit, and as such has a lively atmosphere all year round. Though it has a distinct village atmosphere and strong community, its permanent population of around 8,000 helps support a variety of quality restaurants, pubs and shops. Braunton's own natural beauty and proximity to North Devon's beaches and countryside makes it popular with tourists too: Saunton (2 miles), Croyde (4 miles), Woolacombe (5 miles), Ilfracombe (7 miles) and Exmoor (7 miles) are nearby, as is North Devon's commercial centre of Barnstaple (5 miles), and all are reachable by bus. The current Local Plan allows for around 400 new dwellings in the area, along with serviced employment land, key community infrastructure and improved traffic management.

THE SITUATION

The property not only benefits from a prominent frontage onto Caen Street, being the main arterial road through the village, but it is also located at the entrance to Caen Street car park giving it a high percentage of passing trade.

THE PROPERTY AND CONSTRUCTION

Being a detached two storey premises the ground floor shop premises provides a return frontage and double entrance doors, with shop fit out including counter servery, display shelving, drinks chiller and ice cream freezers. The shop extends to approximately 634 sq.ft (59 sq.m) plus stockroom and toilet. To the front and side of the shop is a paved area for use as external display area, again given the location it provides a good opportunity for the sale of products such as beach toys, balls, windbreaks etc. At first floor level, with external rendered elevations and being under a pitched slate roof, is a self-contained 2 bedroomed flat, with fitted kitchen, lounge / diner, bathroom and 2 bedrooms. There are also 2 private paved garden areas for the flat as well as ground floor store and gas central heating.

THE PROPOSAL

Our clients are inviting offers for the Leasehold interest of the property and business with an assignment of the existing lease, 150 years from 1983 from the local parish Council. The current rent for the whole property is £12,500 pa (rent review

pending), with our clients current letting the residential parts on an Assured Shorthold Tenancy agreement at £7,560 pa.

THE BUSINESS

Having been operated by the same owners for the past 35 years the business is operated as a newsagency selling magazines, newspapers, cards, confectionary, tobacco, toys, gifts, hot and cold drinks and ice creams with other services including mobile SIM cards, lottery terminal and a cash machine. 11 newsrounds are undertaken within the village, all on foot by delivery staff, with the newspaper bill be approximately £4,630 per week with a large percentage of payment coming from prepaid vouchers. Net turnover for the business is £560,000 which includes the newspaper income. At present the business is operated 7 days per week 5.30am – 6pm (5pm on Sundays), with the owner and / or his wife (part time employee) assisted by 3 additional part time members of staff. It is thought there is scope to reduce the wage bill which is currently £74,000 including one of the owners part time wage.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

THE STOCK

Any current stock to be purchased at valuation upon completion, estimated at £25,000 - £30,000.

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

SHOP UNIT

Return fronted window display, GIA 643

sq.ft (59 sq.m) carpet, false ceiling, strip lighting, counter server, ice cream freezer, assorted shelving and displays, magazine and newspaper stands, card rack, hot drink dispenser, rear stockroom and toilet facilities

OUTSIDE

To the front and side of the shop is a paved area which is used for external display, as well as having a cash machine located to the front.

RESIDENTIAL PARTS

Entrance gate to side with paved walkway to entrance door

FIRST FLOOR

Landing with carpet

KITCHEN

Eye and base units, worktops, sink, gas boiler, vinyl flooring

LOUNGE / DINER

Radiator heating, carpet

BEDROOM 1

Double, radiator heating, carpet

BEDROOM 2

Single, radiator heating, carpet

3 PIECE BATHROOM

OUTSIDE

To either side of the building are two enclosed paved garden areas for the flat, there is also a ground floor store.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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