

Freehold Opportunity

£595,000


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BOSSY BOOTS

Successful family-run convenience store and Post Office with a beautiful Grade II listed 4 bedroom cottage, situated in a picturesque village in the heart of the South Norfolk countryside.

Pulham St Mary, Norfolk.

 01502 532 028

 jack@paulhubbardonline.com

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COMMERCIAL



INVESTMENT SUMMARY

- 1.** Successful, family run business including a popular convenience store and post office, operated by the same owners for over 13 years.
- 2.** Situated in a picturesque village, nestled in the South Norfolk countryside, Pulham St Mary, with no other competition in the village.
- 3.** Property includes the spacious ground floor shop, as well as a Grade II listed cottage boasting 4 bedrooms, an enclosed rear garden and separate detached garage/workshop.
- 4.** Opportunity to grow the business by introducing new product lines, increasing opening hours and various other methods.
- 5.** All fixtures and fittings included with the sale, a full of list which can be provided following a sale being agreed. Accounts information for the business is available upon request.



DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market 'Bossy Boots'

An exceptional and unique opportunity has presented itself to acquire this privately owned and family-run village convenience store, which has been successfully serving the local community since 2011.

This charming establishment not only offers a thriving business but also includes a spacious Grade II listed, 4-bedroom family cottage.

Situated in a picturesque village setting, the store benefits from a loyal customer base and presents immense potential for further growth. With the option to extend opening hours and expand the range of chilled and frozen goods, there is ample scope to increase revenue and cater to a wider clientele. The accompanying cottage, complete with parking and a delightful rear garden, adds to the appeal of this investment opportunity.

Nestled in the charming and picturesque village of Pulham St Mary, the Bossy Boots store enjoys a prime location right on the street, surrounded by cozy residential houses. Situated just outside the bustling market town of Pulham, the store benefits from a unique advantage of having minimal corporate competition in the area. Pulham St Mary itself is conveniently positioned on the A140, a major road connecting the nearby towns of Harleston and Norwich City Centre. This strategic location provides easy access for commuters traveling to and from the City, with a seamless commute via the A140. The tranquil surroundings of Pulham St Mary, coupled with its proximity to both urban amenities and natural landscapes, make it an ideal location for Bossy Boots store to cater to the needs and preferences of the local community.

This charming listed cottage, which has stood since the 1500s, has been under the ownership and operation of the same family since 2013.

Steeped in history, the store has become a beloved fixture in the community, offering a range of traditional convenience items.

Customers can find a diverse selection of products such as tobacco, alcohol, news and magazines, fresh, chilled and frozen foods, ambient grocery items, bread and bakery treats, confectionary, snacks, and refreshing beverages. Moreover, the store also provides the convenience of a Lottery service, adding an element of excitement for customers.

It's worth noting that the Post Office, an integral part of the store, has generated an impressive remuneration of approximately £20,000 in the last trading year. This thriving business continues to serve its loyal customers while preserving the historic charm of the cottage.



The store features a main open plan sales area, covering approximately 123 sqm (1,323 sq ft) In addition to the sales area, there is a stockroom and WC at the rear of the premises, along with a separate entrance leading to the attached residential property.

The business also features a managers office and is equipped with CCTV and alarm systems for enhanced security measures. The shop and family home has undergone a complete refurbishment since the owners initial acquirement and now seek a convenient sale for retirement.

The plot benefits from parking to front and rear with plenty of on road parking for patrons. Whilst a gorgeous detached garage is located to the far rear of the plot and would make for a perfect workshop.

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The fixtures and fittings are owned outright and will included within the sale.

Trading hours are:

Monday- Saturday 6am- 8pm

Sunday - 6am-1pm - 5pm-8pm

Owners Accommodation:

The property, a spacious 4-bedroom Grade II listed family home, holds a rich historical significance as it dates back to the early 1500s. It offers a unique blend of old-world charm and modern comforts.

Recently, the kitchen and bathroom suites have undergone modernization, ensuring a contemporary living experience. The house boasts a convenient downstairs shower room, an en-suite bathroom connected to the master bedroom, and a main family bathroom on the upper floor.

Additionally, the property features a generously sized rear garden, perfect for outdoor activities and relaxation. For those in need of extra storage space or a workshop area, a detached garage is also included.

This remarkable home offers not only a glimpse into the past but also a comfortable and well-equipped living space for modern families.

Accounts information for the business is available on request.











RATES

Business rates payable are

£0.00

This business currently benefits from small business rates relief. For guidance on business rates, please contact South Norfolk Council for more information.

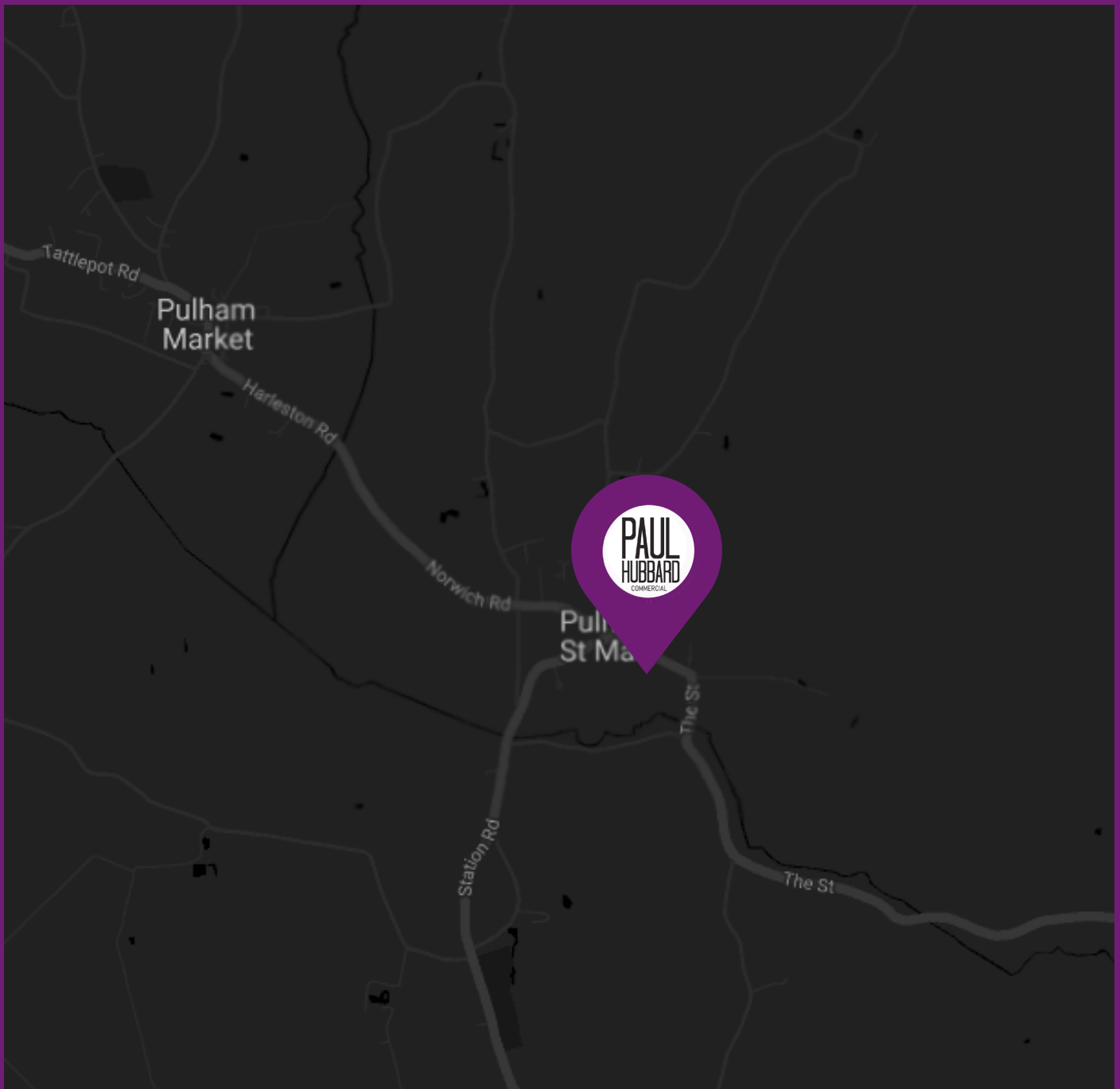


LOCATION



Bossy Boots
The Street
Pulham St. Mary
Diss
IP21 4RD

Pulham St. Mary, nestled amidst the picturesque Norfolk countryside, is a quintessential English village where history and charm converge. Its centuries-old architecture, featuring thatched-roof cottages and timber-framed houses, transports visitors to a bygone era. The heart of the village is the exquisite St. Mary's Church, a testament to its rich heritage. Pulham St. Mary's tranquil ambiance and idyllic setting make it a perfect retreat for those seeking a peaceful escape in a truly timeless English village.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

01502 532 028

jack@paulhubbardonline.com

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