

Freehold Opportunity

£750,000


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WORTHAM POST OFFICE AND TEA ROOM

Stunning Grade II listed, early 19th century property comprising a successful Post Office and Shop, Tea Room, 2-bedroom house and 3-bedroom flat, situated in a beautiful Suffolk countryside location.

Wortham, Suffolk.

 01502 532 028

 jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Stunning Grade II listed property, built in the early 19th century, boasting large private garden, over 4800sq ft of floorspace and original features throughout.

2. Property includes two successful businesses, a Post Office/Shop and Tea Room/Cafe.

3. Residential accommodation includes 1x two-bedroom house, and 1x three-bedroom flat, which could be combined for larger living space.

4. Both businesses benefit from low competition in the area and a loyal local customer base.

5. Well-located, in between Norwich, Bury St Edmunds and Ipswich on the A143, in a quiet, picturesque village.

DESCRIPTION



Paul Hubbard Commercial are delighted to present a fantastic commercial and residential opportunity, located in the picturesque Suffolk village of Wortham.

Built in the early 19th century and operating as a successful Post Office, shop and tea room for a number of years, this expansive property is now available to purchase for an asking price of £750,000.

Comprising two successful businesses, a stunning period cottage and separate, 3 bedroom flat, this is a fantastic opportunity for a new owner to take on a beautiful property in the heart of the Suffolk countryside.

Run and managed by the current owners for over 15 years, the businesses include a successful and popular shop and Post Office, as well as a highly rated and locally renowned Tea Room. Both businesses are profitable and are run with the help of a number of part time staff, overseen by the owners on a day to day basis.

The accommodation itself is spacious, adaptable and well maintained throughout. Due to the layout of the property, there are many options for the new owners to consider depending on their requirements. The 2-bedroom cottage and 3-bedroom flat could be easily combined to create a larger living space for a family, or different parts of the property could be rented out separately.

The property is well located, just off the A143 almost equidistant between Norwich and Ipswich, so both businesses benefit from the high amounts of passing traffic, as well as benefitting from low competition in the area for both the Post Office/Shop and the Tea Room.

All business related fixtures, fittings and equipment are included in the sale price, and accounts information is available on request.



THE BUSINESSES

POST OFFICE AND SHOP:

The Post Office has been in service for decades, and over 15 years under its current ownership. It benefits from low competition in the area, with the nearest Post Office located in Diss town centre, so the business provides a valuable service to the local community as well as being conveniently located for those passing by on the busy A143.

As well as the usual Post Office services, the shop also offers a range of every day household goods, alcohol, frozen items, greetings cards and a range of pastries and cakes, as well as a popular dry cleaning service.

The shop is predominately run by the two owners, with additional support from 2x part time members of staff. This remains consistent throughout the year.

There is also a small office attached to the shop, with views out to the spacious garden and fields behind the property.

Accounts for the business are available upon request, and all fixtures and fittings relating to the business are included in the sale price.

THE TEA ROOM / CAFE:

The Tea Room is highly popular within the local community and offers freshly made breakfasts, lunches, cakes, pastries, teas and coffees throughout the week.

The main internal seating area has capacity for up to 25 guests, with an additional seating area/dining room for a further 25-30 at the rear of the property. There is also external seating at the front of the property for around 20 guests, offering the new owners huge potential to generate strong revenue from both sides of the business.

The Tea Room / Cafe has access to two kitchens, one which is predominantly used for washing up and for serving teas and coffees, and the other, a fully fitted commercial kitchen where all of the food is prepared fresh on a daily basis.

The premises currently has an alcohol licence, so there is potential for the new owners to operate in the evenings and diversify its current offering.

All fixtures and fittings related to the Tea Room and Cafe are also included in the sale.





THE ACCOMMODATION

THE HOUSE:

The owner's cottage is set across the first and second floor. It comprises a spacious dining room, living room, a modern kitchen with access to the garage (currently used as a storage area for the shop), with separate entrances to the front and side of the property.

On the first floor are two large double bedrooms, a bathroom with bath and shower, and a landing with access to the separate 3-bedroom flat.

THE FLAT:

The flat is split across the first and second floors and offers flexibility to the owners due to the layout. It was previously rented by family members, however this could be rented out separately, or combined with the house to provide a more spacious, 5-bedroom accommodation for a larger family to enjoy.

The flat includes 3 bedrooms, a newly refurbished kitchen/living room and bathroom. Above the kitchen/living room is a large attic space which has been fully boarded out, and could be utilised as an additional room subject to planning permission.

EXTERIOR:

To the rear of the property is a large, well-maintained garden with two sheds for storage, a patio area, pond, and stunning views across the Suffolk countryside.

To the side of the property is a separate, detached garage with electricity connection, as well as parking for both staff and owners.

The front of the property has 2 parking areas for customers, with additional parking along the track to the premises.













RATES

Business Rateable Value (1st April 2023 - present)

£8,600

**For guidance on business rates, please contact
Mid Suffolk Council for more information.**

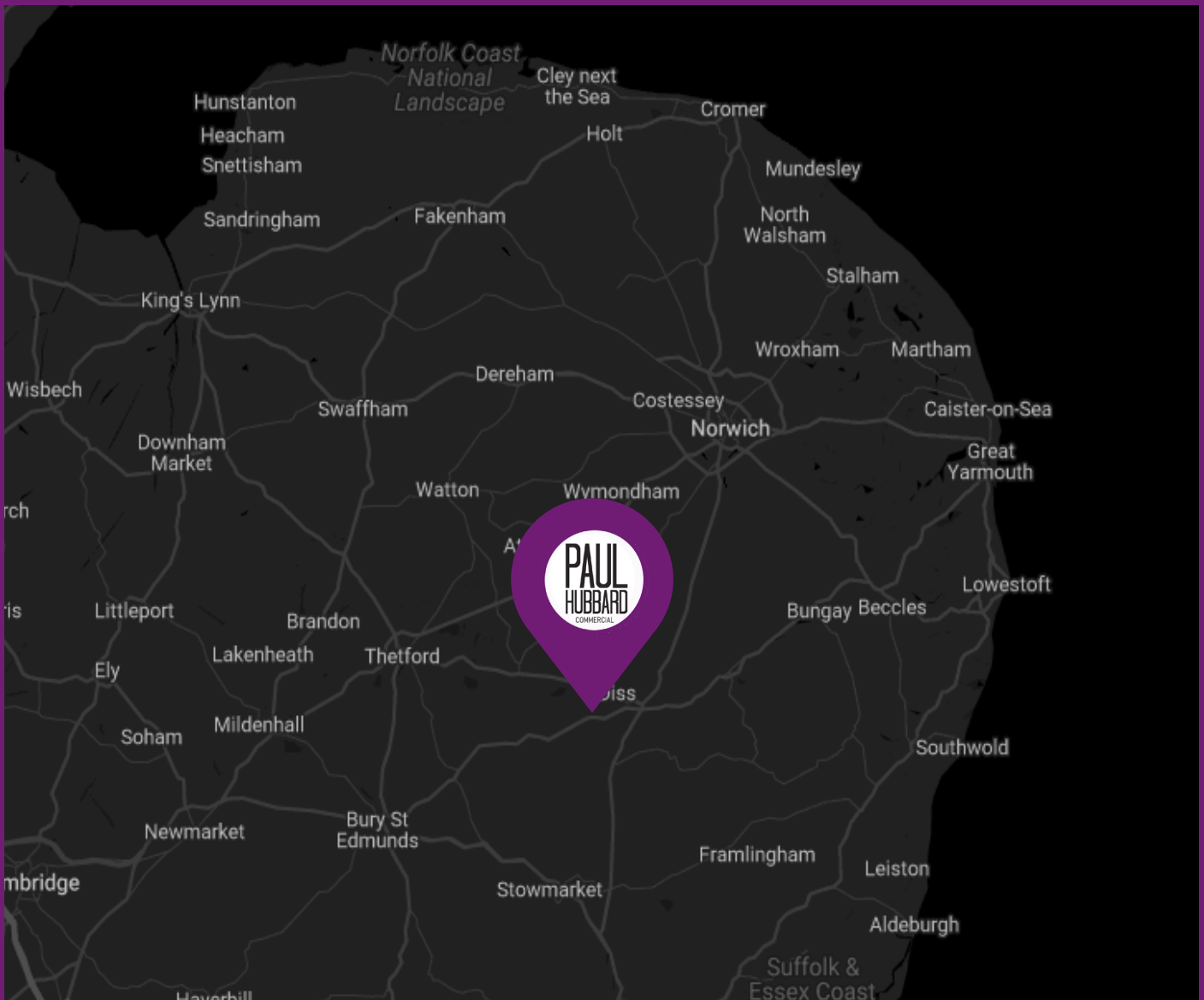


LOCATION



**Wortham Post Office and Tea Room,
Long Green,
Wortham,
Norfolk,
IP22 1PP.**

Wortham, Norfolk is an idyllic village nestled in the heart of the countryside, on the border between Suffolk and Norfolk, offering the perfect blend of rural charm and modern convenience. Situated just a short drive from the bustling city of Norwich and a similar distance to Ipswich town centre, Wortham provides easy access to a vibrant array of shopping, dining, and cultural attractions. The village boasts excellent transport links, with major roads such as the A140 and A143 nearby, ensuring smooth connectivity for business and leisure. Surrounded by picturesque landscapes, Wortham presents an ideal setting for commercial ventures seeking a serene yet accessible location.



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

