



Hulham Road Stores

16 Hulham Road, Exmouth, Devon, EX8 3HR

Freehold £675,000 | Ref 3410519



Business Summary

- Freehold convenience store
- Three/four-bedroom accommodation
- Sales circa £8,300 per week
- Full accounts available on request
- Circa 3313 sqf / 307.8 sqm
- Four garages and parking
- Large garden
- Beautiful area on the Devon coast
- Energy rating C



16 Hulham Road, Exmouth, Devon, EX8 3HR

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.

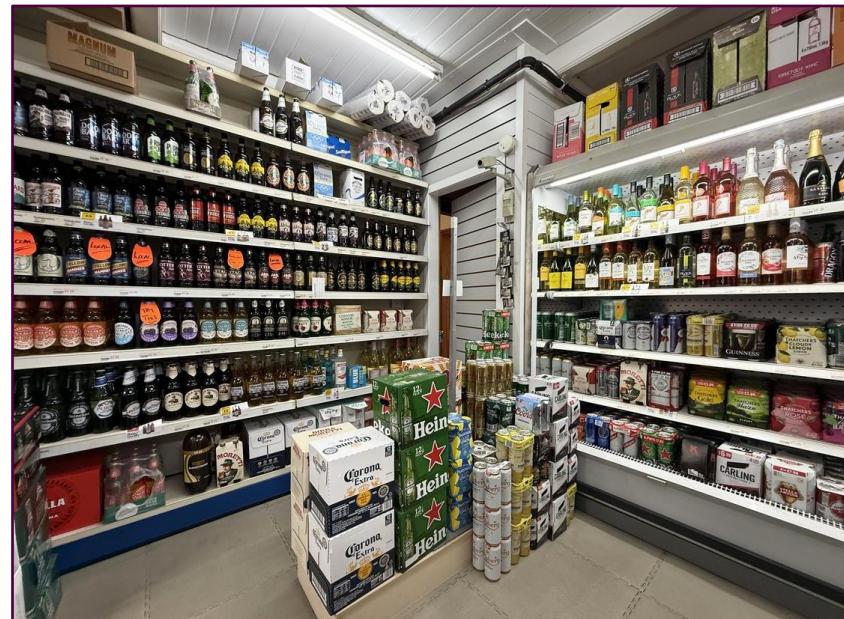


The Property

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 the left the shop expands along the length of the building, with a central gondola, a series of fridges for soft drinks, fresh produce and diary alongside a two-door freezer. Opposite are your everyday essentials, tinned and packaged foods. This is a stationery corner, with newspapers and magazines. Further into the shop is a spacious area for beers and wines with a further fridge for chilled. With storage and staff facilities.

The accommodation is spacious with a 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 there is a rear garden. There is also the added bonus of four garages and parking.



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 & 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 Matthew McFarlane at Christie & Co.



Matthew McFarlane
Business Agent – Retail
07860 189705
Matthew.mcfarlane@christie.com

CONDITIONS OF Christie & Co

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie & Co nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the properties; (c) Christie & Co has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright Reserved Christie & Co (2024).

CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.

