



Village Convenience Store & Post Office with 3-Bed Flat **FOR SALE**

Bishops Hull Stores & Post Office, Bishops Hull Road, Bishops Hull, Taunton, Somerset, TA1 5EP

- Prominent position in an attractive village on the outskirts of Taunton.
- Fully refurbished community store & post office.
- Large, self-contained flat with garden and parking.
- Regular, loyal clientele and high turnover.

Freehold. Guide Price £450,000

Location

The premises are located in the heart of the village of Bishops Hull in a prominent position at Bishops Hull Road's junction with Shutewater Hill.

Bishops Hull benefits from a sizeable catchment area with a high density of residential housing to the east and south, the latter beyond the A38 Taunton to Wellington road within Galmington and Comeytrowe. Taunton's town centre is approximately one and a half miles to the east.

Description

The property, that has recently been refurbished throughout, provides a shop and post office with separately accessed butcher shop adjacent on the ground floor and a large 3-bedroomed flat at first floor level. The main shop has an abundance of refrigerated displays and freezers together with good quality display shelving, whilst there is an area for card and magazine sales to the rear.

The butcher shop, which is separately accessed, similarly has a number of refrigerated displays, whilst to the rear is a large preparation room with walk in fridge.

To the rear of the property there is a catering complex which comprises a separate catering kitchen used for roasting meats and the production of pies for sale in the shop and butchers. There is also additional storage and a further walk in fridge and freezer, as well as a workshop.

A drive immediately to the south of the property provides vehicular and pedestrian access to the rear where there is an external staircase accessing the flat as well as a paved yard, parking and a garden.

Accommodation

Convenience Store		
Sales	49.88 sq m	537 sq ft
Stores	5 sq m	54 sq ft
Total	54.88 sq m	591 sq ft
Butchers		
Sales	19.16 sq m	206 sq ft
Preparation Room	11.95 sq m	129 sq ft
Cold Store	5.46 sq m	59 sq ft
Total	36.57 sq m	394 sq ft

The flat comprises a sun room, a kitchen, a living room, a bathroom, three double bedrooms and an ensuite bathroom adjacent to the third bedroom.

Expansion Potential & Competition

This is a strong local business that trades well and generates a good profit for the owners. New owners looking to extend the opening hours could benefit from a further rise in revenues and profits.

The butchers is currently run by one of the owners supported by employed and competent staff members. The proprietor is happy to continue to run the butchers shop as an independent business for the next 18 months if

required. Alternatively, it can be included within the sale with vacant possession.

If the butchers shop ceases to trade, there is additional expansion potential for the convenience store. There is no local competition within walking distance.

Staffing and Trading Hours

There are 5 members of staff working over 30 hours per week and 2 part time weekend assistants. The business trades 7 days per week, from 7am through to 6pm Monday to Saturday and from 8am to 12 noon on Sundays. The butchers opens slightly reduced hours and is not open on Sundays.

Financial Details and Fixtures & Fittings

The business trades profitably. Last year the sales were £454,000 inclusive of the butchers' income. The available net profit for the owner was over £100,000.

All fixtures & fittings are included in the sale with the exception of vehicles and the equipment in the butcher shop which can be purchased via separate negotiation.

Support and Training

There will be the appropriate level of handover and support from the vendors and the Post Office will provide on-the-job training for the approved sub-postmaster/mistress. The vendor will continue to live locally and will provide support where needed whilst one of the vendors will continue to manage the butchers shop for up to 18 months (paying a rent of £5,000 pa) until such time as it is consolidated into the overall business, this to depend upon the requirements of a purchaser.

Energy Performance Certificate

The convenience store has an Asset Rating of C62, the butchers of C75 and the flat of D59. Full copies of the EPCs are available upon request.

Guide Price

Freehold. Guide price £450,000.

Viewing

Strictly by appointment with joint sole agents:-

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