



**gth**

## **Membury Post Office & Store**

Membury, Axminster, Devon

**Greenslade Taylor Hunt**

[www.gth.net](http://www.gth.net)



# Membury Post Office & Store, Membury, Axminster, Devon, EX13 7AF

A rare opportunity to acquire a popular and established village business.

- Excellent village location with no competition and regular clients.
- Established business.
- Adjoining 4 bed house and gardens.
- Opportunity for rural lifestyle.
- Handover support will be provided

**Guide Price £445,000**

## DESCRIPTION

Having been in the ownership of the vendors for over 10 years the sale of Membury Post Office & Store represents a rare opportunity to acquire an adaptable rural business occupying a delightful position in an extremely sought after part of rural East Devon.

Set within the heart of the village of Membury, the property is centered upon an attached 4 bed house, understood to have been built in 1926, together with the adjoining Post Office and Store. Whilst stocking everyday items it also sells a variety of local produce and the business has been further developed and enhanced in recent years with the addition of a personal alcohol licence, Café and Friday night pub.

## SITUATION

The property occupies an accessible rural position close to the centre of Membury and is situated on the south eastern side of the sought after East Devon Area of Outstanding Natural Beauty and widely considered as some of the most attractive countryside in the county.

Membury is a small traditional Devon village with a thriving community spirit and home to a range of local amenities and services including a Village Hall, Church, Primary School together with the Post Office & Store. The property also falls within the catchment area for the renowned Colyton Grammar School.

Axminster provides a good range of everyday shopping, banking, recreational and educational services, including primary

and secondary schooling and lies approximately 3.5 miles to the south.

Despite its attractive and secluded position the property still enjoys easy access to the surrounding districts and main routes of communication.

The A30/A303 Exeter/London trunk route is also available together with main line rail connections to London (Waterloo) in Axminster. Access to the M5 motorway is available at Taunton (J25) and Exeter (J29).

An international airport is available at Exeter and the world renowned 'Jurassic' south coast may be reached some 9.5 miles to the south.

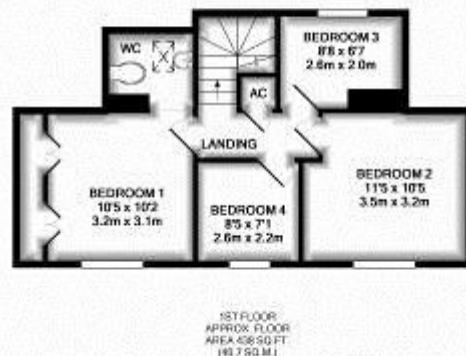
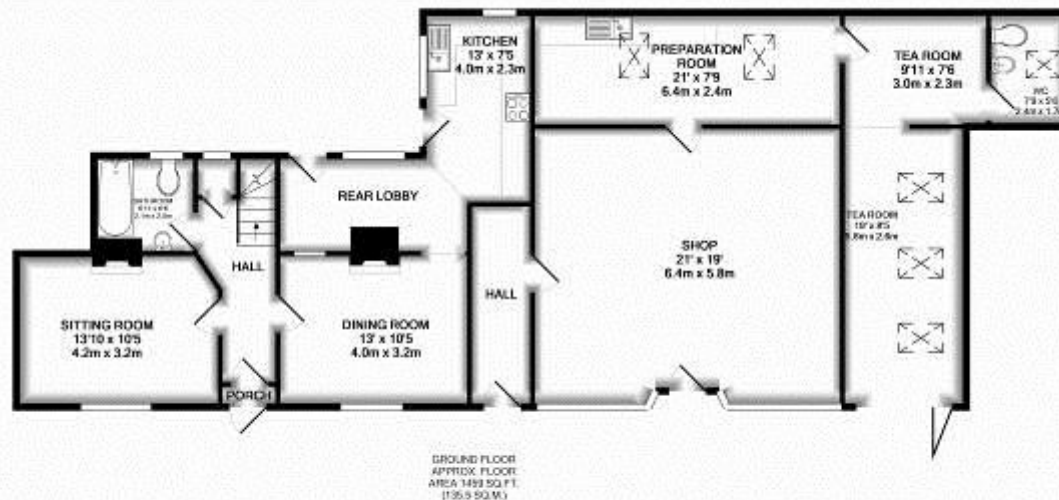
## DIRECTIONS

From Honiton head east onto the A35 towards Axminster. Follow this road for approximately 6 miles. Upon reaching Kilminster remain on the A35 passing The Old Inn Public House and continue down the hill taking the first left, sign posted to Axminster onto the B3261.

Continue for approximately 0.25 miles taking the first left into Hunthay Lane. At the junction continue straight on into Uphay Lane and continue for approximately 2.5 miles to Starr Cross and turn left into the village. Proceed down the hill whereupon the property will be found on the left hand side as indicated by a Greenslade Taylor Hunt For Sale Board.



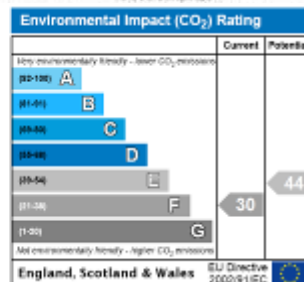
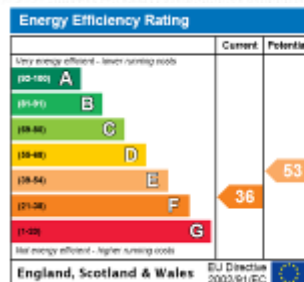
# Membury Post Office & Store



TOTAL APPROX. FLOOR AREA 1996 SQ. FT. (185.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the makers of the plan accept no liability for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time of sale.

Scale 1/8" = 1'0" (1:24)



## OUTSIDE

Gardens lie to the front and rear of the property and provide a delightful seating area for the Café in the summer.

## THE BUSINESS

The premises have served the village as a Post Office and Store since 1926 and the current owners have continued to nurture a loyal and regular customer base.

The business provides the hub of the local community and is well supported by the local residents; the product offering reflecting the needs of the customers.

## EMPLOYEES AND TRADING HOURS

There is currently one full time and one part time members of staff. Current trading hours are as follows:

Mon	08.30-17.00	Fri	08.30-17.00
Tue	08.30-13.00	Fri	19.00.....
Wed	08.30-17.00	Sat	09.00-13.00
Thu	08.30-17.00	Sun	CLOSED

## REASON FOR SELLING

The current owners have run the business since July 2004 and are now looking to cut back their working hours. The owners will continue to live in the village and handover support can be provided to the purchasers if required.

## COMPETITION

There is no local competition. The nearest supermarkets and shops are in Axminster which is approximately 3.5 miles to the south.

## FINANCIAL DETAILS

The accounts are professionally prepared and up to date and available for inspection upon request.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

## VIEWING

By appointment with Greenslade Taylor Hunt  
Tel: 01404 46222 E-mail residential.honiton@gth.net

## IMPORTANT NOTICE

For clarification we wish to inform the prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before buying the property.





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**Greenslade Taylor Hunt**

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