BUSINESS FOR SALE

VILLAGE STORES

100% SMALL BUSINESS RATES RELIEF AVAILABLE (SUBJECT TO TERMS)



BUSINESS TRANSFER

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SANDLEHEATH VILLAGE STORES

MAIN ROAD, SANDLEHEATH, FORDINGBRIDGE, HAMPSHIRE SP6 1PP

SUMMARY >

Location Map | Streetview

- SUBSTANTIAL FREEHOLD VILLAGE SHOP IN DESIRABLE SANDLEHEATH
- HUGE POTENTIAL TO DEVELOP & IMPROVE BUSINESS
- 4 BEDROOM FAMILY ACCOMMODATION
- INCLUDES 2 SELF-CONTAINED LETTING UNITS
- IN CURRENT OWNERSHIP FOR 19 YEARS
- PARKING FOR 3 VEHICLES



3 Allocated Parking Spaces

C - 70 EPC Rating

SANDLEHEATH VILLAGE STORES
MAIN ROAD, SANDLEHEATH, FORDINGBRIDGE, HAMPSHIRE SP6 1PP

Location

Situated in the heart of the village of Sandleheath. Main road location with passing foot and road traffic. Fordingbridge approx. 1.5 miles. Damerham within 2 miles. Rockbourne approx. 2.5 miles.

Accommodation

Retail Shop. Staff Cloakroom. Kitchen. Prep/Store Room. Owners Accommodation comprising: Kitchen, Lounge, Cloakroom, Utility Room, 4 Bedrooms, Bathroom. Two self-contained Letting Units.

Description

Through front door into **Retail Shop** with shelving, 3 upright fridges, upright 5 shelf display unit, counter servery, cash register, hot food display, Walls ice cream freezer, upright freezer, **Post Office Counter** with chest freezer. Through into **Retail Area 2** with shelving, card displays. Through into **Store Room** with shelving. Through into **Staff Cloakroom** with low level WC, wash hand basin. Door into **Kitchen** with wash hand basin, hot water above, hot water heater, single drainer double bowl stainless steel sink unit, shelving, non slip floor. Through into **Prep/Store Room** with worktop surface, 2 chest freezers, washing machine, oven, upright freezer. **SELF-CONTAINED OWNERS ACCOMMODATION** Through front door into **Hallway** with stairs up to First Floor. Door from Hall through door into **Kitchen** with single drainer single bowl stainless steel sink unit, wooden laminated worktop surfaces, wall and base units, plumbing for dishwasher, oven. Through into **Lounge Area** with door outside into garden. Door into **Lobby** with door to outside. Door into **Cloakroom** with low level WC, wash hand basin. **Utility Room** with plumbing for washing machine, wall and base units. FIRST FLOOR Through door into **Bedroom 1** DOUBLE with built in cupboards, **en-suite shower room**, low level WC, wash hand basin. **Bedroom 2** DOUBLE with built in wardrobe. Door into **Kitchen** with laminated worktop surfaces, single drainer single bowl sink unit, wall mounted gas boiler, wall and base units, feature fireplace. Into **Bedroom/Lounge** with door into **en-suite shower room** with wash hand basin, low level WC, shower cubicle. Into **Lounge** with feature fireplace. **Bedroom**. **Bathroom** with bath, wash hand basin, low level WC, part panelled wooden walls. OUTSIDE To the rear of the property there is a mature garden enclosed by fencing. **POST OFFICE COTTAGE** With **Lounge**. **Bedroom** DOUBLE. **Kitchen** with single drainer single bowl sink unit, wall and base units. Door into **Shower Room** with low level WC, wash hand basin, shower. **WILLOW TREE COTTAGE** Through self-contained door into **Kitchen** with single drainer single bowl stainless steel sink unit, wall and base units. Door into **Shower Room** with shower, wash hand basin, low level WC. Through into **Lounge** with feature fireplace, picture rails. Door into **Bedroom** DOUBLE with feature fireplace. OUTSIDE To the front of the property there is car parking for 3 cars.

Trading & Business

The village stores have been successfully operated by the owner for 19 years, who now wishes to semi-retire. The business currently trades 7 days a week 7.30am-6.00pm Monday to Friday, Saturday 8.00am-2.30pm and on Sundays from 9.00am to 11.30am. It is operated largely under management (owned by a single lady operator) and would suit a couple/partnership. There is huge potential to substantially increase the turnover and profitability of the shop. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£9,500 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band (to be confirmed). Information taken from the Valuation Office Agency website.

Tenure

FREEHOLD.

Price

£650,000 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

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Caution


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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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