



# Malborough Stores, Farm Shop & Post Office

The Square, Malborough, Kingsbridge, Devon, TQ7 3RP



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**A Great Opportunity to Buy a South Hams Freehold Retail Business**  
**Village Stores, Farm Shop & Post Office**  
**Thriving Business with Excellent Scope for Growth**  
**Opportunity for Upgrade and Refurbish in Partnership with the Post Office**  
**A Great South Hams Opportunity - Not to be Missed!**

## LOCATION

The village of Malborough is a popular South Hams location, being situated conveniently on the A381 between Kingsbridge and Salcombe. Malborough is approximately 3 miles south of Kingsbridge and 3 miles from the cosmopolitan tourist/harbour town of Salcombe. The village amenities (other than the Post Office and stores) include two pubs, a hotel and a petrol station/garage.

## THE PROPERTY

The property comprises the majority of a single storey building fronting onto Malborough Village Square and benefitting from the stopping and parking area that this provides. This shop is prominent to the flow of traffic coming through the village coming from the A381.

Externally, the property has recently been redecorated. Internally, the shop has been adapted to incorporate a farm shop, stocked with fruit and vegetables, drinks and snacks, chilled and frozen meats and a variety of jams, chutneys etc, all presented on rustic shelving.

The rear area of the shop is given over to the Post Office, with a secure fortress unit and a retail section dedicated to stationary supplies and greetings cards. To the rear of the shop is a small staff kitchen and WC.

We are informed by the seller that as part of a transfer of the business, there is opportunity for a reconfiguration of the shop to upgrade the shop fit and re-site the Post Office counter to a more efficient location within the building. For further information interested parties are advised to enquire with the Agents.

Ref No: 3947

**£250,000 Freehold**

**Interested in this property?**

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## TENURE

The property is owned freehold and the business is being sold as a going concern.

## THE POST OFFICE

The appointment of a sub postmaster is at the discretion of Post Office Ltd. With regards to current Post Office procedures, please visit [runapostoffice.co.uk](http://runapostoffice.co.uk).

## INVENTORY

All trade fixtures and fittings will be included within the sale, excluding the owner's personal affects.

## STOCK

Stock will be valued at the day of completion.

## RATEABLE VALUE

The property has the following Rateable Value

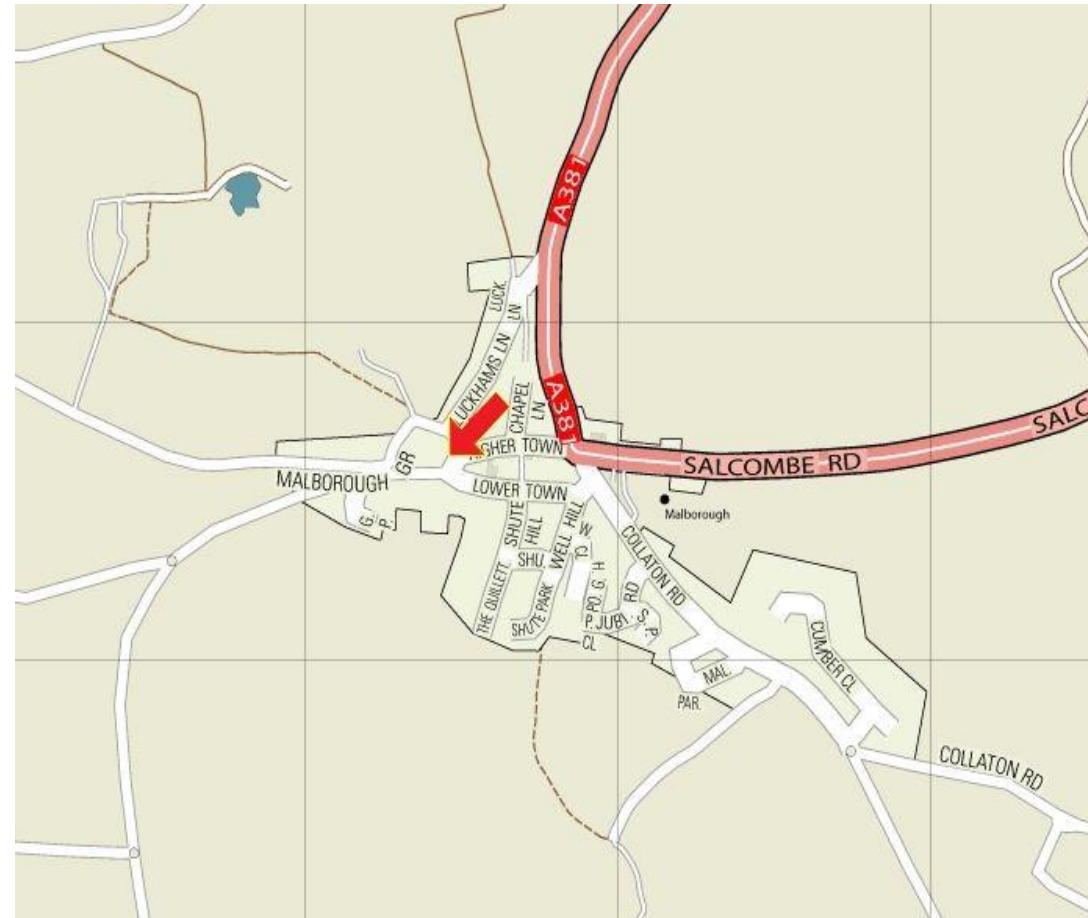
2017 List: £2,801.

Please note: This is not Rates Payable and all Qualifying Small Businesses will be entitled to 100% Rate Relief and pay no Business Rates. For more information please enquire with the Agents.

## EPC RATING E

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths.



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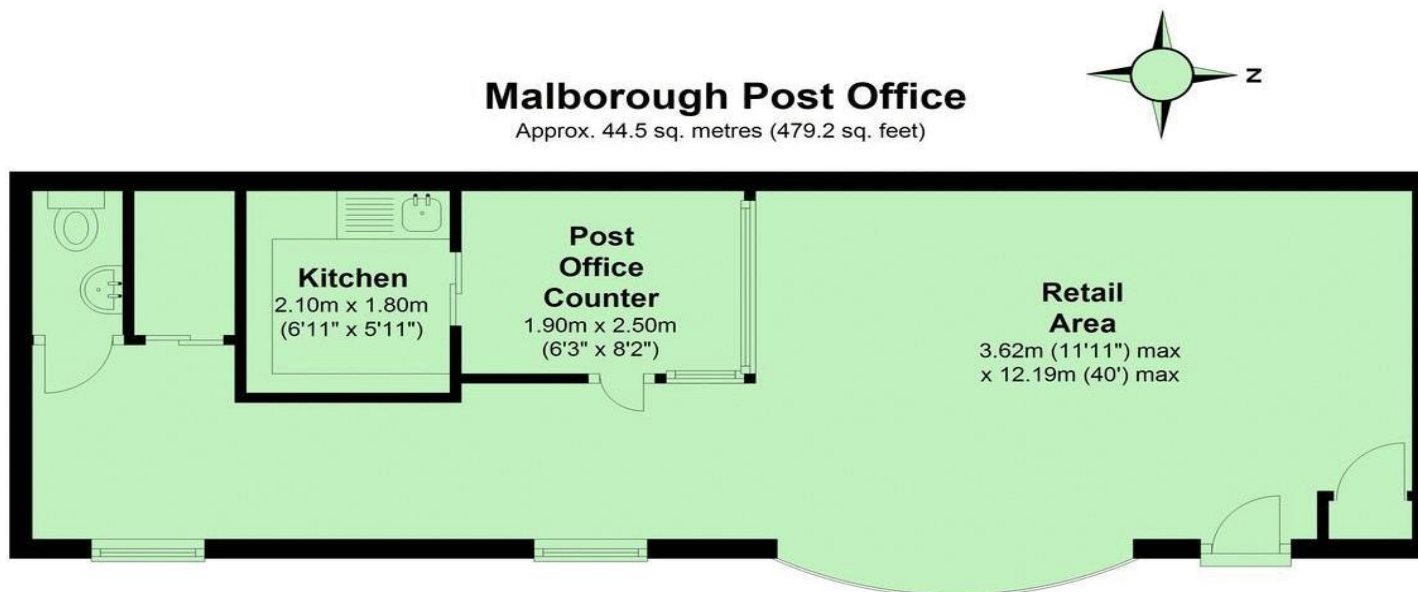






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Total area: approx. 44.5 sq. metres (479.2 sq. feet)

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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