



Furze Stores, Shop, Morwenstow, Bude EX23 9SL Guide Price **£360,000**

Available 7 days a week

Furze Stores, Shop, Morwenstow, Bude EX23 9SL

- Retirement sale of successful trading business
- Full FREEHOLD purchase of business and premises
 - Stable proven sales income
 - Owners willing to stay on for handover
- Popular well reviewed Café using local produce
 - High volume of repeat business
 - Newly established trading location
- Opportunity for further income hours/online
 - Price plus Stock at Value
 - CEPC Rating A

Location

Situated within the popular self-contained village of Shop in Morwenstow, with its primary school, public playing field and place of worship. Within a very short drive is the popular and well known 13th Century Public House The Bush Inn and within easy reach is the stunning North Cornwall Coast Path, Stowe Woods and popular beaches.

The larger village of Kilkhampton with two public houses, primary school and church is just over four miles away. The A39 'Atlantic Highway' is approximately two miles away and provides excellent access North to the towns of Barnstaple and Bideford, and South to the popular coastal town of Bude. Bude itself offers a wide range of businesses, shopping and leisure facilities and has both primary and secondary schooling.

Commercial
01288 359999

Available 7 days a week



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Morwenstow, Bude, EX23

Total floor area 182.00 sq.m. (1,959 sq.ft.) approx



Ground Floor

Total floor area 182.00 sq.m. (1,959 sq.ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.

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DESCRIPTION

Exciting opportunity to purchase an established local business constructed in 2019, now available due to the current owners looking to retire. Over the last 4 years of trading the business has proven stable income and a loyal local customer base. Rarely is a newly constructed FREEHOLD premises and business available for sale in such a sought-after coastal location.

The business is described by the owners as follows:

“Located in the North Cornwall village of Shop, Morwenstow, we stock everything you would expect from a modern village shop, including a wide range of general groceries, seasonal fruit and vegetables, locally sourced dairy produce, fresh bread, household items, cards, confectionery, newspapers and magazines, gifts and a great selection of beer and wines. You will also find seasonal products such as coal and logs in the winter, to ice creams, fishing nets and suntan lotion in the summer. We also stock products from local makers, including jewellery, cards, gifts and artwork for you to enjoy. Our café serves hot meals and snacks which can be enjoyed on the premises or as a takeaway. We are open seven days a week, ready to welcome locals and holidaymakers visiting the area”.

Current Trading hours:

Furze Stores Opening Times

Mon – Sat: 8.00am – 6.00pm

Sun: 9.00am – 5.00pm

Café Opening Times

9.00am – 4.00pm Tea, coffee and cake

9.00am – 11.45am Breakfast

12.00pm – 2.00pm Lunches

Café open every day (except Tuesdays)

Pre-booking advised.

The business enjoys a favourable trading position in the heart of the village with good parking options and a large premises to trade from for the last 4 years which measures approximately 182m² in total. The shop comprises a large retail display space, fridge and freezer section (all included in the sale), storeroom, counter and till area. The café has seating for circa 24 or more covers, a fully equipped kitchen (with 5 star Food and Hygiene rating) and disable access WC with baby changing station.

There is also a large shipping container with power and lighting connected for storage included with the sale.

The shop is very well stocked and the display size offers customers a huge selection of products which assist in attracting customers.

The café has become very popular where the business could be expanded with

more special evening events (with permission) and use of the outside space available.

Easily manageable, with two excellent existing full time members of staff, trades variable hours to suit vendors lifestyle, still considerable scope to develop and grow business.

DIRECTIONS

From Bude follow the A39 towards Bideford and after approximately 7 miles take the left turning signposted ‘Morwenstow’. Continue on this road into the village of Shop and after a short distance at the fork in the road, keep left and the entrance to the property will be found on the right hand side, opposite the football pitch.

WHAT.3.WORDS.COM LOCATION

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.