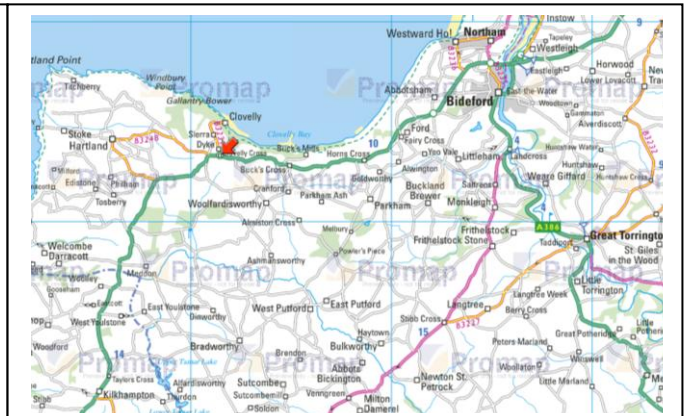


HUDSON & CO.

FREEHOLD GARAGE / ROADSIDE SITE ADJACENT A39 ATLANTIC HIGHWAY



***CLOVELLY CROSS, NR BIDEFORD, NORTH DEVON
EX39 5RZ***

- ** Long Established Garage Business with
Redevelopment Potential**
- *Incorporating: Petrol Filling Station, Car Sales Site
Repair Workshop & 2 Bed Dwelling ****
- ** Fuel volume 780,000 litres ****
- ** Car sales - 30-40 unit display ****
- **Limited competition ****

FOR SALE

01392 477497

Clovelly Cross Garage, Nr, Bideford, N. Devon EX39 5RZ

LOCATION: The property occupies an excellent and very prominent location on the A39 "Atlantic Highway" forming part of the North Devon Link and situated at Clovelly Cross junction close to Bideford. The A39 carries a large amount of traffic being the main route to Bude and North Cornwall. The picturesque and popular tourist attraction of Clovelly lies about 1 mile north of the property, and Bideford is just a short distance to the East, whilst Dartmoor, Exmoor and the popular surfing beaches of North Devon and North Cornwall are within easy reach.

DESCRIPTION: Clovelly Cross Filling Station was originally developed in the 1930s and is now a Grade II listed building. It benefits from a prominent road frontage of about 82.31m (270ft) with the whole site being approximately 0.5 acre. The main forecourt building and adjoining dwelling (Keepers Lodge) occupy a central position behind the forecourt with the workshop buildings situated to the rear. The adjoining forecourt area/yard has recently been levelled and has expanded the capacity of the car display area. The property previously benefited from a planning consent, now lapsed, for the development of a roadside restaurant facility in place of the workshop to the rear of the site. The development of this facility would have made a superb service area along the A39 which is becoming busier each year and generally suffers from a lack of this type of facility.

The property comprises in greater detail as follows:

GARAGE PREMISES

Petrol filling station

Full site frontage 2.31m (270ft)

Dual tarmac approaches to a two lane filling area incorporating a central pump island with two quad Pumptronic pumps which were installed as refurbished units approximately 6 years ago. The pumps draw on an underground storage capacity of 53,300 litres arranged as 4 tanks, two of which are empty, and two that have been re-lined and are operational.

FORECOURT BUILDING

Constructed of externally rendered and painted Marland brickwork walls under a pitched slate tiled roof extending over the filling area. The building comprises the following accommodation:

Forecourt Shop 20.44 m²(220sq ft)

Display windows and glazed access door. Sales counter with electronic cash register. Various shelving, upright cold drinks display fridge and hot drinks dispenser.

Store Area 7.52 m² (81sq ft)

Customer Toilets

Toilet 1 with low level w.c. and wash hand basin.

Toilet 2 now used as store.

Workshop 36.33 m² (391 sq ft)

Constructed of single skin concrete blockwork walls under a pitched asbestos slate roof. The front elevation incorporates a roller shutter loading door (new 6 years ago). The workshop incorporates a rolling road which has not been used for some time.

Lock Up Shop

Single lock up garage to the side of the workshop.

Car Sales Display

At the Eastern end of the site there is room to display approximately 30 cars for sale. There is also an area of forecourt to the Western end of the site which has room for the display of approximately 5 cars, with further adjacent yard space to expand the display area where at present there are two lorry bodies, one used for tyre changing.

01392 477497

Clovelly Cross Garage, Nr, Bideford, N. Devon EX39 5RZ

DWELLING The Keepers Lodge

A Grade II listed 2 bedroom keepers lodge constructed of rendered brickwork walls under a pitched slate tiled roof. The accommodation benefits from an oil fired central heating system and being part PVCu double glazed. The accommodation comprises as follows:

GROUND FLOOR

Entrance Hall

Stairs to first floor. Fitted carpet. Security alarm.

Lounge 20'07" x 10'10"

Open fireplace with tiled surround and log burner. Two radiators. Dual aspect windows. TV point.

Office 20'07" x 06'09" In two sections

Dual aspect windows. BT telephone point.

Dining Room 12'09" x 12'07"

Storage cupboard. Fitted carpet. Oil fired boiler supplying domestic hot water and central heating.

Kitchen

Recently modernised and comprising fitted units, work surfaces, a double sink/ single drainer unit with mixer tap. Plumbing for automatic washing machine. Electric hob and double oven. Tiled floor.

Rear Hall

Understair cupboard. Radiator.

Shower Room

With shower cubicle, low level w.c., wall mounted wash hand basin (H & C), fitted carpet. Heated towel rail.

Utility Room

Plumbed for washing machine. Back door.

FIRST FLOOR

Bedroom 1 15' x 14'3"

Fireplace. Eaves storage cupboards. Radiator. Dual aspect windows. Fitted carpets.

En suite toilet

With low level w.c. and wash hand basin. Fully tiled.

Bedroom 2 14'3" x 10'8"

Eaves storage cupboards. Radiator. Victorian cast iron fireplace. Fitted carpet.

SERVICES: We are informed that the property is connected to mains electricity, water and drainage. Heating is by an oil fired central heating system that heats the dwelling and one radiator in the shop.

RATING: We are advised by the Valuation Office website that the property is assessed as follows:

GARAGE

Assessed as Garage & Premises

Rateable Value: £2475

The property benefits from small business discount relief.

DWELLING

Tax Band C

Interested parties should check these assessments with the VOA or local rating authority.

01392 477497

Clovelly Cross Garage, Nr, Bideford, N. Devon EX39 5RZ

TENURE: Freehold. There is a right of way across one end of the property for a local farmer to reach his field behind. We understand that this right has not been used for some time.

ENVIRONMENTAL: The property has been used as a filling station for many years and incorporates underground storage tanks with the tanks in use having been re-lined. The remaining two tanks have not been used for 6 years and remain empty. We are not aware of any contamination issues with this site. Prospective purchasers should address their own enquires in this respect to the appropriate authority.

PLANNING: The forecourt building and dwelling are Grade II listed and we are not aware of any outstanding planning issues affecting this property. There was previously a full planning permission for a 40 cover restaurant and associated parking constructed behind the existing forecourt building in place of the workshop. This consent has now lapsed, however we are not aware of any reasons why it could not be renewed. Plans can be made available for inspection if required.

EPC: Energy Rating F.

BUSINESS: This is a superb business opportunity due to the impending retirement of the present owners. They have run the business successfully for the last 8 years, during which they have seen a significant increase in the traffic along the A39, and a reduction in the amount of competition with the closure of competing sites in the region.

The site trades as Clovelly Cross Filling Station involved in the retailing of fuel with an adjoining forecourt shop, a small workshop undertaking general repairs, servicing and MOT preparation and selling motor vehicles.

Fuel is supplied by Power (Total) on a 3 year contract from June 2008 producing a margin in the order of 5/6p per litre. The volume averages approximately 15,000 litres per week giving an annual total of 780,000 litres.

The shop trades with a turnover in the order of £1,500 per week, selling a typical range of goods that includes groceries, confectionary, tobacco, ices, hot and cold drinks, oils/accessories, gas, coal, logs and kindling.

The car sales forecourt currently sells approximately 50 units per annum.

We consider that there is considerable scope for improving the business given the size of the site and the prominence of the location to the main road. The car sales forecourt has recently been extended allowing a substantial increase in the number of units displayed, and we consider there is ample scope for developing the shop which is a useful convenience store in the area, and possibly developing it as a farm shop type operation. The property benefited from a previously granted consent for a 40 cover restaurant, and in the recent past the dwelling was used for a café/restaurant. There would also appear to be the potential to improve the workshop side of the business by possibly redeveloping this building and expanding into MOT testing.

The business is operated by the two proprietors, their son and a part time member of staff. Hours of operation are:

07.30 – 18.00 Monday to Friday

08.00 – 18.00 Saturday

09.30 – 16.00 Sunday

EQUIPMENT: A full inventory of fixtures, fittings and equipment is available to seriously interested parties on request.

01392 477497

TERMS: The property is available **FOR SALE** with full vacant possession to include business goodwill, fixtures, fittings and equipment. Full details on application.

LEGAL COSTS: Each party to be responsible for their own legal costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through
The sole agents

HUDSON & Co.

Tel: 01392 477497

Contact: **DAVID EDWARDS/SUE PENROSE**

info@hudsoncom.co.uk

Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

01392 477497