

HUDSON & Co

FOR SALE

FREEHOLD

**FORECOURT/SHOP/BUNGALOW
POTENTIAL DEVELOPMENT SITE**

EAST DEVON



***ALFINGTON STORES & SERVICE STATION, NR OTTERY ST MARY,
EAST DEVON EX11 1NX***

***Interesting opportunity to acquire a good sized site on the edge of
Alfington Village, incorporating the existing business of Village
Shop with Filling Station, Workshops & 2 Bed Bungalow***

***Suit variety of uses such as Car Sales, Farm Shop, Restaurant / Café
with Redevelopment Potential, subject to consents***

01392 477497

ALFINGTON STORES & SERVICE STATION, NR OTTERY ST MARY EAST DEVON EX11 1NX

LOCATION: The property occupies a prominent position on the southern edge of the attractive and popular village of Alington, in a sought after area of East Devon, close to Ottery St Mary. The property occupies a site of approx. 0.19 acre, with extensive frontage to the busy B3177 road linking Ottery with the market town of Honiton. The popular Otter Nurseries lies approx. 1 mile along the road from the property, generating further passing traffic. Whilst rural, the property is conveniently situated for access to the A30 which lies a short distance to the north providing easy access to Exeter, the M4 and the A303 to London. To the south the seaside towns of Sidmouth, Seaton and Exmouth are within easy driving distance.

DESCRIPTION: Alington Stores & Service Station is a long established retail site that was developed in the 1960's, benefiting from a prominent road frontage to the B3177, and forming a rectangular shaped area, with the buildings occupying an elevated position to the rear of the forecourt. The property is more fully described as follows:

COMMERCIAL PREMISES

Fuel Forecourt

Full site frontage: **45.09m (148ft)**

Dual tarmac approaches to an un-canopied forecourt area, wide enough for two cars, and incorporating two Gilbarco pumps drawing on a storage capacity of 4,540 litres arranged as 2 tanks (each of 2,270 litres / 500 gals capacity) serving diesel and unleaded fuel respectively. There is an illuminated pole sign adjacent to the road.

Shop 35.32 sq.m 380 sq.ft

A detached building occupying an elevated position to the side of the forecourt, accessed from both the front and from the owner's bungalow to the rear. The building is of block construction under a pitched asbestos cement roof. The front elevation incorporates a pedestrian door and display window. The accommodation is light and airy, and comes with the usual inventory of fitted shelves, gondolas, newspaper / magazine display unit, electronic till, a display chiller, a 1.8m sliding glass top freezer and a Brecknell digital weighing machine.



Workshop 1 27.09 sq.m 300 sq.ft

Located to the rear of the forecourt, partly below the dwelling, the workshop is accessed through an up and over steel loading door, and the main bay is sufficient to accommodate two small cars. A side bay provides a useful work / storage area and gives access to an inspection pit below the workshop above.

Workshop 2 20.35 sq.m 219 sq.ft

Located at an upper level, and accessed from a concrete surfaced driveway to the side of the forecourt, which also accesses the owner's bungalow. A pre-cast concrete structure under an asbestos cement roof incorporating roof lights. New timber bi-fold loading doors give access to this useful workshop that benefits from an inspection pit, which is also accessed from the workshop below.



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BUNGALOW

Occupying an elevated position above the forecourt, a timber framed cement rendered bungalow under a pitched tiled roof, and benefiting from an adjacent parking space and an attractive garden to the side. The rear boundary borders onto an adjacent field.



The accommodation comprises of as follows:

Conservatory style Hallway	2.60 m x 1.60 m	8'8" x 5'4"
Kitchen	4.00 m x 2.40 m	13' 8" x 8'6"
	1.20 m x 2.60 m	4'0" x 8'6"

Sunny, south facing aspect with pleasant rural outlook. Single drainer stainless steel sink unit, range of worktops / cupboards, electric cooker and plumbed for washing machine. Serving hatch to lounge.

Lounge	5.60 m x 3.60 m	18' 6" x 11'8"
	2.30 m x 2.70 m	7'6" x 8'10"

L shaped spacious and nicely proportioned room with a feature stone wall and open fireplace and having a picture window opening onto a large patio balcony.

Central Hall

Airing cupboard, recently installed central heating boiler, hot water cylinder and immersion heater.

Bedroom 1	5.40 m x 2.70 m	17'10" x 8'9"
	0.80 m x 1.90 m	2'8" x 6'3"

Good sized double bedroom which was originally two rooms.

Bedroom 2	3.10 m x 2.20 m	10'3" x 7'3"
	2.10 m x 0.40 m	6'10" x 1'4"

Bathroom

Part tiled with panelled bath and vanity / WHB unit.

Toilet

LL WC & WHB

SERVICES: We are informed that the property is connected to mains electricity and water. Drainage is to soakaway and septic tank. Heating is by an electric fired central heating system and hot water is provided from an immersion powered hot water tank.

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

GARAGE

Assessed as Shop & Premises

Rateable Value: £2,650

Rates Payable (2017/18): £0

DWELLING

Council Tax Band: C

Amount Payable (2017/18): £1,516.01

Interested parties should check these assessments and their potential rates liability with the VOA or local rating authority, East Devon District Council Tel: 01395 516551

TENURE: Freehold. We are not aware of any easements or rights of way favouring third parties.

ENVIRONMENTAL: The property has been used as a filling station for many years and incorporates fuel storage tanks which are in use. Prospective purchasers should address their own enquires in this respect to the appropriate authority.

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PLANNING: The site has been used as a village stores with fuel retailing and vehicle / motorcycling related repairs and maintenance work since the 1960's, and is consented by way of an established use. We are not aware of any outstanding planning issues affecting this property. We consider that the property has potential for redevelopment in an alternative use, the most valuable consent being a form of residential use, either as a single or multiple of units, subject to the receipt of an appropriate planning consent. Prospective purchasers should address their planning enquiries to East Devon District Council Sidmouth Tel: 01395 516551

EPC: Bungalow: Energy Performance Rating G

BUSINESS: This is a good business opportunity due to the impending retirement of the present owners, who recognise that a new input of energy and vigour is required to modernise and enhance the business. The current owners have run the business for many years, during which they have seen a significant increase in the traffic along the B3177.

The site trades as Alfington Stores & Service Station trading as a village shop with an adjoining attended forecourt, two small workshops with the potential to undertake general repairs, servicing and MOT preparation. The forecourt is suited to the display and sale of motor vehicles, subject to any necessary consents. Hours of opening are 0700 – 1730 Mon – Fri (Except Tuesdays: 0700 - 0900) and 0700 – 1300 at weekends.

FORECOURT

Fuel is supplied by Heltor on a non-contract basis under the Flare Petroleum brand, and is sold on an attended basis, selling unleaded and diesel. The average margin is in the order of 5p per litre.

SHOP

The shop is geared to serve both the local market and passing trade, and has the benefit of a news agency with delivery rounds. A typical range of goods are on sale, including groceries, confectionery, frozen food, ices, household consumables, motoring products, coal and kindling. Locally sourced free range eggs and potatoes are particularly popular.

WORKSHOPS

The workshops are used by the proprietor in association with his interest in classic cars.

We consider that there is considerable scope for improving the business, and / or pursuing an alternative use, such as Car Sales, Farm Shop, Restaurant / Café etc. subject to the appropriate consents.

STOCK: SAV

TERMS: The property is available **FOR SALE** with full vacant possession to include business goodwill, fixtures, fittings and equipment. Guide-price: £285,000.

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.

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