



An attractive Village Store and Post Office set in the heart of a popular and much sought-after South Hams village and benefitting from family sized owner's accommodation. Traditional shop premises, with post office and potential seating area for teas and coffees, trading easy hours and still offering genuine potential for further growth for new owners. Family sized 4/5 Bedroom Owner's Home with Sitting Room, Kitchen/Dining Area, Bathroom and an enclosed Rear Garden with a range of Useful and Flexible Outbuildings including a Barn and a Garage which offer potential for various uses. Viewing recommended in order to fully appreciate all aspects of this business and property. Amazing owner/operator lifestyle opportunity. New 20-year lease available.

**HOLBETON VILLAGE STORES & POST OFFICE
FORE STREET, HOLBETON, SOUTH HAMS, DEVON, PL8 1NA
LEASEHOLD: £138,000 REF: 2189**

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.



THE PROPERTY

Holbeton Village Stores & Post Office is an attractive grade II listed character property and well-regarded village shop and post office. The business occupies a prominent trading position in the centre of the popular South Devon village of Holbeton. Owned by our clients for over 12 years, the property briefly comprises: - Character Retail Area with Post Office Counter and which could also offer some seating for teas and coffees. The Owner's Accommodation can be completely self-contained and offers a Character Sitting Room, Kitchen and Breakfast/Dining Area, 4 Double Bedrooms, a Single Bedroom/Office and a Family Bathroom. To the rear is an enclosed private Rear Garden bordered by a range of Useful Outbuildings and Stores including a Barn and a Garage. Opportunity to purchase a well-regarded lifestyle business opportunity combined with a family home in a stunning part of the Devon, and a viewing is recommended.

SITUATION

The South Hams in South Devon is an area of exceptional beauty and contrast with river estuaries, rolling hills, thatched cottages, and spectacular coastlines, with the lovely old towns of Dartmouth, Totnes, Kingsbridge, Salcombe and Modbury. The area enjoys one of the mildest climates in the whole of Britain. With 60 miles of spectacular coastline, beaches and rural landscapes that have hardly changed for centuries, the South Hams is a unique area worthy of its national status as a Designated Area of Outstanding Natural Beauty. Holbeton is a charming and picturesque South Hams village which is extremely desirable with a strong sense of community and a range of thriving village clubs and associations. Holbeton is surrounded by glorious countryside and walks down to the River Erme and the beautiful and unspoilt Mothecombe Beach, is less than 10 minutes' drive away. Dartmoor National Park and the golf clubs at Bigbury and Elfordleigh are also within easy reach. The nearby villages of Newton Ferrers and Noss Mayo are a yachting haven. The A38 provides quick access to the M5 and Cornwall and is easily accessible approximately 6

miles away. The historic and vibrant city of Plymouth is just under 11 miles away. The area is an extremely popular destination attracting visitors year-round and population numbers swell considerably during the busy summer months.

INTERNAL DETAILS

Part glazed entrance door opening into **Character Retail Area** with non-slip flooring throughout, with potential seating/cafe area. Bread display, feature fruit and vegetable display, freestanding display shelving for scoop and weigh items with electronic weigh scales, extensive adjustable wall display shelving. A double glass fronted upright display fridge, 3 freezers, double glass fronted drinks fridge, 3 single glass fronted drinks fridges, local produce, giftware, and card displays, Ecover display and product dispensers, off licence display, confectionary display and newspaper and magazine display. Serve over counter which incorporates an open plan **Post Office Counter** with electronic cash register and electronic weigh scales.



OWNER'S ACCOMMODATION

A feature of this business is the spacious and totally self-contained family sized owner's house which can be accessed via the shop or independently via **Private Entrance Doors** to the front and rear and briefly comprises; **Kitchen** with tiled flooring, range of base and wall mounted kitchen units and worksurfaces built in electric hob and oven, part exposed ceiling timbers leading to a **Breakfast/Dining Area** with tiled flooring, exposed stone walls, and exposed ceiling timbers. **Sitting Room** with wood effect flooring, part exposed stone walls, fireplace with inset wood burner, spiral staircase to **Bedroom 1** a good-sized double bedroom on the first floor with part exposed stone walls, and exposed ceiling timbers. **Family Bathroom** on the ground floor with a bath and a shower over. Stairs from the **Entrance Hall** rise to the first floor giving access to; **Bedroom 2** a generous double bedroom with stripped wood flooring and aspect to the front. **Bedroom 3** a double with aspect to the front. **Bedroom 4** a double

with aspect to the front. **Bedroom 5/Office** a small double bedroom with aspect to the front.



EXTERNAL DETAILS

To the front of the property is a small frontage with potential outside seating areas. To the rear of the property double gates lead a **Covered Storage and Parking Area** which leads to the good-sized enclosed private **Courtyard Garden** area with artificial grass, bordered by an extensive range of useful stone built outbuildings including a **Substantial Former Barn** with storage on the ground floor with additional fridges and freezers and a versatile space on the first floor currently a gym/playroom but with potential for alternative uses and further accommodation (subject to the necessary consents). Additional outbuildings include further **Storerooms**, a **Workshop**, an **Outside WC** and a **Garage**.



THE BUSINESS

An opportunity now exists for new owners to purchase this profitable lifestyle business opportunity, combined with a spacious family home, in a most sought-after South Hams village. The business enjoys good levels of regular repeat local trade, together with some passing trade, with a boost to the trade from tourists and visitors to the area particularly during holiday periods. Operating as a convenience store, retailing everyday essentials, groceries, fresh bread and cakes, household items, dairy lines, frozen foods, fruit & vegetables, hot and cold soft drinks, beers, wines and spirits, snacks & confectionary, newspapers & magazines (one delivery round), greetings cards and local produce/giftware. The business also benefits from having a Post Office counter. The business is reluctantly offered for sale after 13 years of ownership due to family circumstances.

TRADING INFORMATION

Accounts for the 31st July 2025 show sales of £128,960 excluding VAT, Post Office Commission amounted to £7,800 producing an overall gross profit of £40,254. The low day to day overheads, especially if operated by a fulltime working couple, ensures the business remains a profitable lifestyle opportunity with home. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

Trades easy hours to suit the lifestyle of the owner, opening Monday to Friday 9am – 6pm; Saturday 9am – 1pm and Sunday 9am – midday. Scope exists to increase the opening hours should new owners so wish.

CURRENT STAFFING

Operated by a single working proprietor on a part time basis, assisted by 3 part time members of staff.



POTENTIAL

The sale of Holbeton Village Stores & Post Office provides an opportunity to acquire a lifestyle village home and income which still offers potential to develop many aspects of the trade still further. There are opportunities for hands on owner operators to maximise trade levels and develop new product lines and offerings and there is also the potential to introduce and develop a cafe/tearoom offering with tables and chairs inside and out. Coupled with this is a substantial and versatile property in the centre of this desirable village.

EPC

Requested and to be confirmed

BUSINESS RATES

We are advised that the business rates are currently nil, after 100% small business rate relief.

COUNCIL TAX

Band – B.

SERVICES

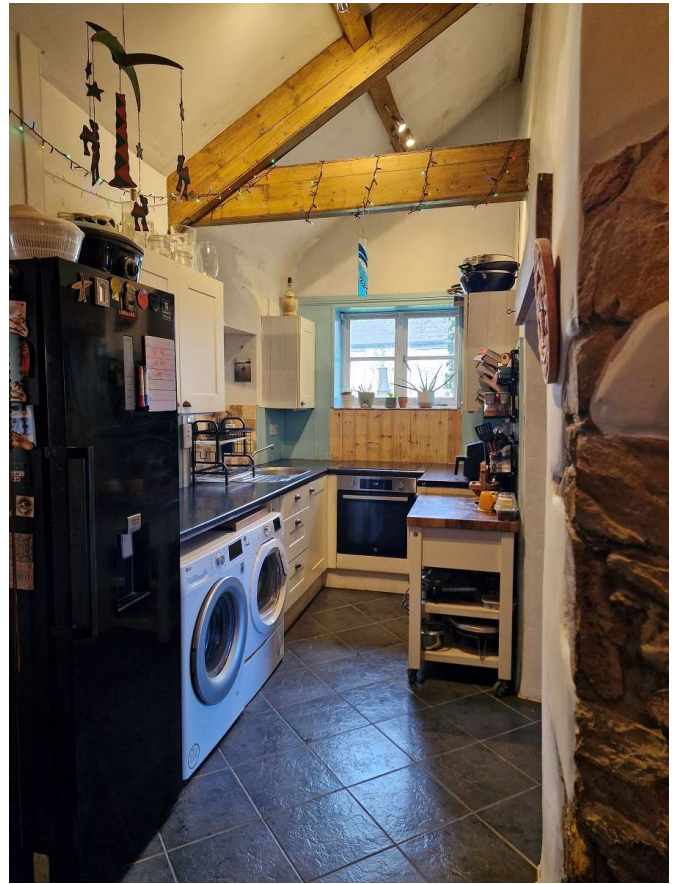
All mains services are connected to the property with the exception of mains gas.

TENURE

We are advised that the landlord is prepared to grant incoming tenants a new 20 year lease, with repairing and insuring obligations. The current rent is £7,500 per annum with rent reviews every 5 years.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262. Email:Info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.