



# The Child Okeford Village Shop

*The Cross  
Child Okeford  
DT11 8ED*

*Freehold: £900,000  
Leasehold: £350,000  
Annual Rent: £30,000*

Ref: 3818329



## LOCATION

Child Okeford is a charming heritage village set at the foot of the famous hill fort of Hambledon Hill. The village is popular with cyclists and hill walkers. It is a thriving village with a church, a primary school, two pubs, a doctor's surgery, an organic farm, a café and the village shop.

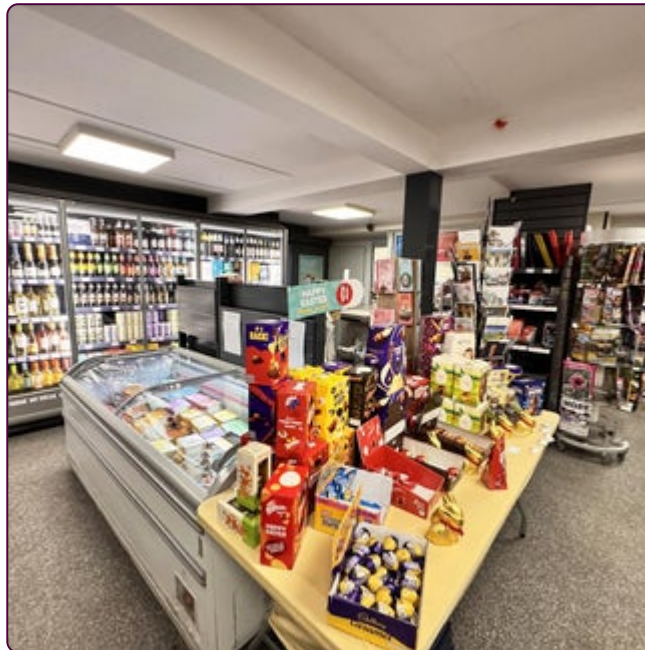
## DESCRIPTION

The shop was voted best village shop and Post Office in the South West of England and runner up in the United Kingdom in 2024 in the Countryside Alliance Village Shop Awards. The large retail unit is approximately 133 square metres and includes a deli counter, outside seating area and Post Office with a traditional fortress-style counter. The Post Office has a 'Community Status' contract which provides a guaranteed salary and bonus structure. Remuneration in the last 12 months is c. £81,000. The Post Office includes an outreach service which provides postal services to a number of outlying villages.

The store has no local competition, includes generous owner's accommodation, a roof terrace, courtyard and parking for a number of vehicles. Solar panels were fitted in 2024 to bring down running costs

## KEY HIGHLIGHTS

- Advised gross weekly sales c. £16,500
- PO remuneration last 12 months c. £81,000
- Unopposed village store, owners accommodation
- Award-winning business in desirable location
- Retirement sale
- EPC rating C - New Lease Available



## THE OPPORTUNITY

After five years developing the business, the owner has decided that it is time to hand over to a new owner to take the shop forward. This is an opportunity to purchase a successful, award-winning shop adored by its customers. The shop was refitted in 2021. The advised weekly shop sales last year were c. £16,500, with an additional c. £81,000 from the Post Office.

We believe it would suit an established retailer or a hard-working couple in search of a lifestyle change.

## OTHER FLOORS

The upstairs accommodation comprises a self-contained two-bedroom flat with a balcony and views across Blackmore Vale. The flat is presently being used to provide office space and storage for the shop.

## TENURE

A new lease is available with flexible terms.

## FIXTURES & FITTINGS

The majority of fixtures and fittings are owned outright and will be included in the sale.

## BUSINESS RATES

The business does not currently pay business rates as it qualifies for the full small business rates relief.



## TRADING HOURS

Monday to Friday - 7:30am - 7:00pm

Saturday 8:00am - 6:00pm

Sunday 8:30am - 4:00pm

## TRADING INFORMATION

Accounts YE 31 Dec 2024

Turnover - £814,916

Gross Profit - £241,504

Post Office FEB 24 - MAR 25 c. £81,000





## DEBT & INSURANCE ADVISORY

### FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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### CONTACT

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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#### CONDITIONS OF SALE

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