



To the regulars, the occasionals and those of you who see Speen Stores as a second home!

The past twelve years have flown by and it has been both an honour and a privilege to run the shop for such a wonderful close knit community, whether it has been behind the shop counter, in the Post Office, leaving you Easter eggs whilst you sleep, or just being a part of everyday village life. Connie Bob Ian and I have always greatly enjoyed our time as a part of this community.

However, like all good stories, as one chapter closes another begins and, as many of you will now be aware, a new chapter is very much on the horizon for both us and Speen Stores.

There are 18 months left on the current lease with Bucks Housing (Post Office is entirely separate) and what happens over this next 18 months, going forward, is largely up to the village.

We understand Bucks Housing will seek to find another tenant, six months from the end of the existing 18 month lease, should we have been unsuccessful in passing the lease over before that point. It is unlikely that we will be able to run the full 18 months ourselves and, if no third party is forthcoming to take over the Lease then the village will have to accept that the shop will either close or be taken over by the village and run as a community shop.

This has long been our preference as we would love to see the village run their own shop to ensure its continuity for every generation of the village going forward. We believe the village is more than capable of pulling together to make this happen. This is certainly a viable option and we don't have to look far to see examples of how well this can work..... Hughenden, Hyde Heath and the Lee all run their own very successful village shops and many villages that have achieved this are much smaller than Speen!

There has been some interest from the village with regards to looking at whether this is a viable option so really, its over to you to decide whether you still want a shop? Whether that shop should be community owned and run? What that might look like for the village going forward or whether you would like to look at an alternative use for the space?

It should be noted that Chris who trades as a hairdresser on the first floor of the shop, will vacate the premises at the same time as us, which then frees up the whole building and the potential, when it comes to the use of the upstairs space, is huge. A cafe for when the church is not operative, a little wine bar, or rented out to a third party to cover the rent with Bucks Housing; are all ideas that have been floated with us in recent weeks.

If there is interest to run a community owned shop, we will be here to support that transition for the next twelve months and we would hope to remain close enough to help out, here and there, going forward.

The shop, its fixtures and fittings, the secret ingredient for the sausage rolls, and Connie's broomstick, is available for **£30,000 excluding VAT**.

Please get in touch with any queries or offers. Connie and I are happy to submit our CV's if ever you are looking for a couple of entrepreneurial shop assistants!

We would like to take this opportunity to thank you all for your unfaltering support and kindness over the last twelve years. We do hope we will be able to stay in touch



Any queries or questions to BOB TEMPLEMAN 01494 488430