

Westhill Road Post Office
8 Westhill Road, Coventry, West Midlands, CV6 2AA



- VERY BUSY MAIN POST OFFICE LOCATED ON MAIN ROAD ON OUTSKIRTS OF COVENTRY
- POST OFFICE INCOME £71,046 LAST YEAR, EXTERNAL ATM, PHOTO BOOTH
- LOW KEY RETAIL TURNOVER £10,000 PA FROM CARDS AND STATIONERY
- RUN BY VENDOR PLUS SOME PART TIME STAFF – EASY POST OFFICE HOURS
- FLAT ABOVE WITH LOUNGE, KITCHEN, TWO BEDROOMS
- ACCOMODATION PRESENTLY LET PRODUCING RENTAL INCOME OF £750 PCM
- LOCATED IN A LARGE RESIDENTIAL AREA WITH COMMERCIAL BUSINESSES
- RETIREMENT SALE – MUST BE VIEWED

Price: £500,000

For the FREEHOLD PROPERTY together with the GOODWILL, FIXTURES, FITTINGS and EQUIPMENT comprised in the business, with the stock in trade to be taken at valuation.

LOCATION: The large city of Coventry lies in an ideal location on the edge of the West and East Midlands conurbation alongside the M6 Motorway with access to all parts of the country including the nearby cities of Birmingham and Leicester. The proximity of other Motorway connections such as the M5, M40 and M69 makes this ideal commuter belt. Coventry itself is a mixture of both heavy and light industries, many diverse business's and of course the famous Richo Arena. Westhill Road is a very busy arterial thoroughfare on the outskirts of the city and it is here we find the subject business.



BUSINESS: The business has been owned and run by the same family for many years and is now only being offered for sale due to a family members retirement.

The Post Office income was £71,046 last year and includes the external ATM which is constantly used and has been an asset to the Post Office. They offer most products & services and their customer base is very loyal and not only local but from surrounding areas.

The Retail Turnover averages around £10,000 per annum with a good 40/50% GP. The sales are derived from good quality cards/stationery and a range of confectionery. The business also generates income from a photo booth & photo copier. The Retail Area is entered via single door at the front of the premises and this opens into a modern and bright sales area. It comprises: two fortress counters, central gondola, racked shelving to walls, confectionery display unit, card display unit, photo copier and photo booth. There is also an under stairs Store Cupboard.

At the rear of the Post Offices counter is the Kitchen and Staff Toilet and a rear exit to the courtyard.



BUSINESS HOURS: Westhill Road Post Office opens 8.30 a.m. to 5.30 p.m. Monday to Friday, 9.00 a.m. to 1.00 p.m. on a Saturday.

STAFF: The business is run by the family and the help of 3-part time members of staff.

Humberstones is the vendor's agent and give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) None of the statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself that the statements contained therein are correct. (3) Measurements where given are approximate and are for guidance only. (4) No tests have been carried out on any appliances or equipment by Humberstones who are unable therefore to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purpose before entering into any contract. © Humberstones

PRIVATE ACCOMMODATION: The Private Accommodation is located above the sales area, is totally self-contained and has its own separate access. It comprises: Lounge, Kitchen, Two Bedrooms and a Bathroom. The flat is currently let producing additional income of £750 per month.

PROPERTY: To the front of the property is a small forecourt and an external ATM. To the rear is a Courtyard Garden and a Garage.

PRICE: £500,000 for the Freehold Property together with the Goodwill, Fixtures, Fittings and Equipment with the Stock in Trade extra at Valuation.

BUSINESS RATES: This Business presently benefits from 100% Rate Relief on business rates.

Non Domestic Energy Performance Certificate

This property's energy rating is C
Please find your energy performance certificate (EPC) at
<https://find-energy-certificate.service.gov.uk/energy-certificate/9353-3012-0981-0690-9121>

VIEWING: Strictly by appointment and under no circumstances must any approach be made directly to the business. Arrangements can easily be made via the vendors' agent Humberstones on 01275 377880.

COMMERCIAL FINANCE: Humberstones are able to offer guidance and assistance in arranging suitable commercial finance to help with the purchase of a business. For a confidential, no obligation discussion please call our Commercial Finance Department on 01275 377880.

Humberstones is the vendor's agent and give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) None of the statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself that the statements contained therein are correct. (3) Measurements where given are approximate and are for guidance only. (4) No tests have been carried out on any appliances or equipment by Humberstones who are unable therefore to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purpose before entering into any contract. © Humberstones