

CARNGLAS ROAD POST OFFICE 75 Carnglas Road - Sketty - Swansea - SA2 9BL



- ***RETIREMENT SALE OF BUSY POST OFFICE AT THE HEART OF LOCAL COMMUNITY***
- ***BENEFICIAL SUB POST OFFICE CONTRACT TO REMAIN IN PLACE ON TRANSFER***
- ***POST OFFICE INCOME £46,633 LAST YEAR***
- ***RETAIL TRADE £16,108 A YEAR FROM HIGH PROFIT GOODS***
- ***WELL FITTED RETAIL PREMISES, PLENTY OF CUSTOMER PARKING***
- ***SUPERBLY PRESENTED FAMILY HOME WITH THREE DOUBLE BEDROOMS***
- ***PRIVATE PARKING, GARAGE, REAR GARDEN, RAISED DECK SEATING AREA***

Price: £415,000

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

LOCATION: Sketty is a suburb and district in Swansea located a short distance west of Swansea City Centre. With easy access to the beach and sought after local schools this area is popular with families retaining a strong community centred around local businesses. Carnglas Road runs through the heart of Sketty towards Gower Road and centred around the junction with Harlech Cres and Tycoch Road is a small shopping area with Co-op, Café, Chemist, Bistro, Dry Cleaners, Dentist, Hairdressers and other local businesses including the Post Office.

BUSINESS: Carnglas Road Post Office has been owned and managed by our clients for the last twenty seven years who are now selling the business due to retirement. This Post Office has the great advantage of retaining the traditional Sub Post Office Contract with the vendors having received confirmation from Post Office Limited that this contract will remain in place on transfer to its new owners. There is plenty of customer parking within the local vicinity and from the pavement level access directly into the Retail Sales area through the wide entrance door with fan heater above. Internally there is LED lighting, commercial grade vinyl flooring, slat walling and a two-position Post Office Fortress counter. The Retail Sales area displays a good selection of high profit goods focusing on cards, stationery and gifts. To the rear of the Post Office counter a secure door provides access to the owners home for ease of transitioning between the two.



BUSINESS HOURS: This business opens 9.00 a.m. to 5.30 p.m. closing between 1.00 p.m. and 2.00 p.m. for lunch Monday to Friday and 9.00 a.m. to 12.30 p.m. on a Saturday.

STAFF: Our Clients are a husband and wife team with one partner taking a part-time active role in the business together with two part-time members of staff.

BUSINESS TAKINGS: The Post Office Income was £46,633 last year with the high profit Retail Sales £16,108 for the year. Full trading figures will be made available to interested parties following a viewing of the business.

PRIVATE ACCOMMODATION: A gated path to the left of the business premises leads to the front door of the owners home. Extremely well presented throughout, on the ground floor there is a large 'L' shaped Lounge/Diner with feature electric fireplace and patio doors to the rear. The



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Kitchen is accessed from the Diner, fully fitted with a range of floor standing and wall mounted units as well as a five burner stainless steel hob, electric double oven, fridge freezer, dishwasher, washer dryer and composite sink. Also on the ground floor is a cloak room toilet with wash hand basin and a useful storage area under the stairs. From the internal hallway stairs lead to the first floor with large landing providing access to the three double bedrooms, and the family bathroom with electric shower over the bath, toilet and wash hand basin. There is a loft hatch with ladder access which we are informed has conversion potential subject to the necessary consents.



PROPERTY: The semi-detached property is thought to have been built in 1903 and benefits from a single storey extension to the rear. The property has gas fired central heating and double-glazed windows throughout. A gated, shared driveway to the left side of the property gives vehicular access to the rear where there is the garage, rear garden with lawn and storage shed, and a raised decked seating area accessed directly from the lounge.

LONG LEASEHOLD: Often described as virtual freehold this property is long leasehold with a thousand year lease and a Peppercorn Ground Rent of £2.50 per annum.

PRICE: £415,000 for the Long Leasehold Property, together with the Goodwill, Fixtures, Fittings and Equipment with the stock in trade extra at valuation.

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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 the energy performance certificate (EPC) recommendation report at
<https://find-energycertificate.service.gov.uk/energy-certificate/3744-7838-4725-8933-0599>

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.



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