

LOCKSWOOD POST OFFICE

Unit 17 Centre Way - Locks Heath Centre - Southampton - SO31 6DX



- **VERY WELL-PRESENTED MAINS POST OFFICE WITH SCOPE TO INCREASE RETAIL SALES**
- **LOCATED IN PURPOSE BUILT "SHOPPING VILLAGE" OF DENSELY POPULATED SUBURB**
- **POST OFFICE INCOME £99,958 LAST YEAR**
- **RETAIL TRADE £80,000 A YEAR FROM HIGH PROFIT GOODS**
- **BUSINESS SALES AREA CIRCA 940 SQ. FT, AIR CONDITIONING, CCTV, PHOTO BOOTH**
- **STAFF ROOM / KITCHEN, STAFF TOILET, STOCK ROOM, PRIVATE PARKING**
- **HUGE CAR PARK SERVING ENTIRE SHOPPING VILLAGE**

Price £85,000

For the Lease together with Goodwill, Fixtures, Fittings and Equipment comprised in the business, with the stock in trade to be taken at valuation.

LOCATION: Locks Heath is a residential suburb of Fareham in the south of Hampshire between Southampton and Portsmouth. The area is most easily approached via the M27 Motorway at Junction 9 and at the heart of this residential area is Locks Heath Shopping Village. The Shopping Village benefits from a vast customer car park with a four hour time limit parking restriction for the use of customers visiting the shops. Businesses include a Waitrose Supermarket, Costa Coffee, Charity Shops, Chemist, Estate Agents, Butchers, Hairdresser, Newsagents, Cards and Gift Shop, Off Licence, Iceland Supermarket, Pub, Dry Cleaners and of course the business we are selling, Lockswood Post Office.

BUSINESS: Lockswood Post Office has been owned and managed by our clients for the last 4 years who have now decided to sell the business and semi retire. The business trades very successfully as a Mains Post Office with ancillary retail trade from high profit goods, such as cards, stationery, gift wrap and haberdashery items for which the business is very well known. The main front entrance has level access through the automatic electric door directly into the retail sales area with approximately 940 sq ft of business sales area, suspended ceilings, carpet tile floors, cctv, air conditioning (shop and Post Office), slat walling throughout and photo booth. To the rear is the two position Post Office Fortress counter with adjacent open plan Post Office and Retail Counter to the right with EPOS and National Lottery terminal. At the very rear of the premises is a staff room with staff kitchen area, stock room, toilet with wash hand basin, rear external door to a private courtyard area and access to a staff and business owners parking area.

BUSINESS HOURS: Lockswood Post Office presently opens 9.00 a.m. to 5.30 p.m. Monday to Friday and 9.00 a.m. to 3.30 p.m. on a Saturday with no Sunday opening.

STAFF: Our clients are a husband and wife team who both take an active role in the business together with two part time members of staff.



BUSINESS TAKINGS: The Post Office Income was £99,958 (excluding VAT) last year with the high profit retail trade £80,000 for the year. Full trading figures will be made available to interested parties following a viewing of the business.

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

BUSINESS RATES: The rateable value of the business premises is £22,500. Please note this is not the amount of business rates payable. Business rates payable will be based on a proportion of this amount with certain reliefs available. Interested parties are advised to contact the local authority regarding actual rates payable.

LEASE: Our clients inform us that a new lease will be available, subject to negotiation, from the Landlords (NewRiver REIT plc). Our clients currently have a rolling lease in place with a rent of £1,950 per calendar month plus service charge. Please note the lease contains a 'non-competition' clause restricting the sale of certain items such as convenience goods.

PRICE: £85,000 for the Lease together with Goodwill, Fixtures, Fittings and Equipment comprised in the business, with the stock in trade to be taken at valuation.

Energy Performance Certificate (EPC):

This property's energy rating is C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0210-3990-0368-9510-0044>

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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