

Trent Valley Post Office **17 Eastern Avenue, Lichfield, Staffordshire, WS13 6TE**



- BUSY MAINS POST OFFICE FOR SALE IN RESIDENTIAL AREA OF LICHFIELD
- POST OFFICE INCOME £51,896
- RETAIL TURNOVER £180,575 (EXCL. VAT) LAST YEAR
- WELL PRESENTED TRADING AREAS WITH GROCERIES, TOBACCO, OFF LICENCE, CARDS ETC.
- VERY REASONABLE RENT, HEAVY FOOTFALL FROM LOCALS & PASSING TRADE, MINIMAL STAFF
- GREAT LOCATION, FREE CUSTOMER PARKING, IDEAL FOR WORKING COUPLE & SCOPE TO INCREASE

Price: £135,000

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

Lichfield is a cathedral city and civil parish in Staffordshire, England. Lichfield is situated roughly 18 miles south-east of the county town of Stafford, 8 miles south-east of Rugeley, 9 miles north-east of Walsall, 8 miles north-west of Tamworth and 13 miles south-west of Burton Upon Trent, On a residential estate of Eastern Avenue we find Trent Valley Post Office

The Business

Post office income £51,896.

Retail takings were £180,575 (excluding VAT) for the year from groceries, off licence, newspapers (counter trade only), magazines, tobacco, cards and stationery.

Full trading figures will be made available to interested parties following a viewing of this business.

The Property

This is a mains post office with a convenience store standing at the end of a small pedestrianised parade serving the local community with a canopy forecourt to the front. Above the subject business are private residences which form no part of the sale. To the rear and side of the property is a good size car park for customer use.

Trading Area

The retail sales area is set behind a glazed shop front with display windows and central entrance doors. The shop measures approximately 23ft x 19ft and is extremely well presented in modern convenience store style with ceramic tiled floor, suspended ceiling, fluorescent lighting and full air conditioning. The shop is fitted with modern wall shelving and central gondola display, magazine rack, greeting card rack, freezer cabinet and chilled drinks fridges etc., EPOS scanning system, cigarette gantry and lottery console near the entrance.

Business Hours

Post Office and Shop opening hours:

Monday-Friday 9am - 5pm

Saturday 9am-1pm

Sunday - Closed

Staff

The day to day running of the Post Office is overseen by the current owner with the help of part time members of staff. A full time working couple could reduce the staff wages.

Price

£135,000 for the Lease together with Goodwill, Fixtures, Fittings and Equipment comprised in the business, with the stock in trade to be taken at valuation.

Lease

Rent is currently £7,380 per annum including property building insurance.

The lease is for 15 years from April 2013 rent review is every three years from the local authority with the tenant responsible for shop floor front and internal repairs and decoration only.

Non Domestic Energy Performance Certificate (NDEPC)

This property's current energy rating is D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0297-9300-7330-2390-1803>

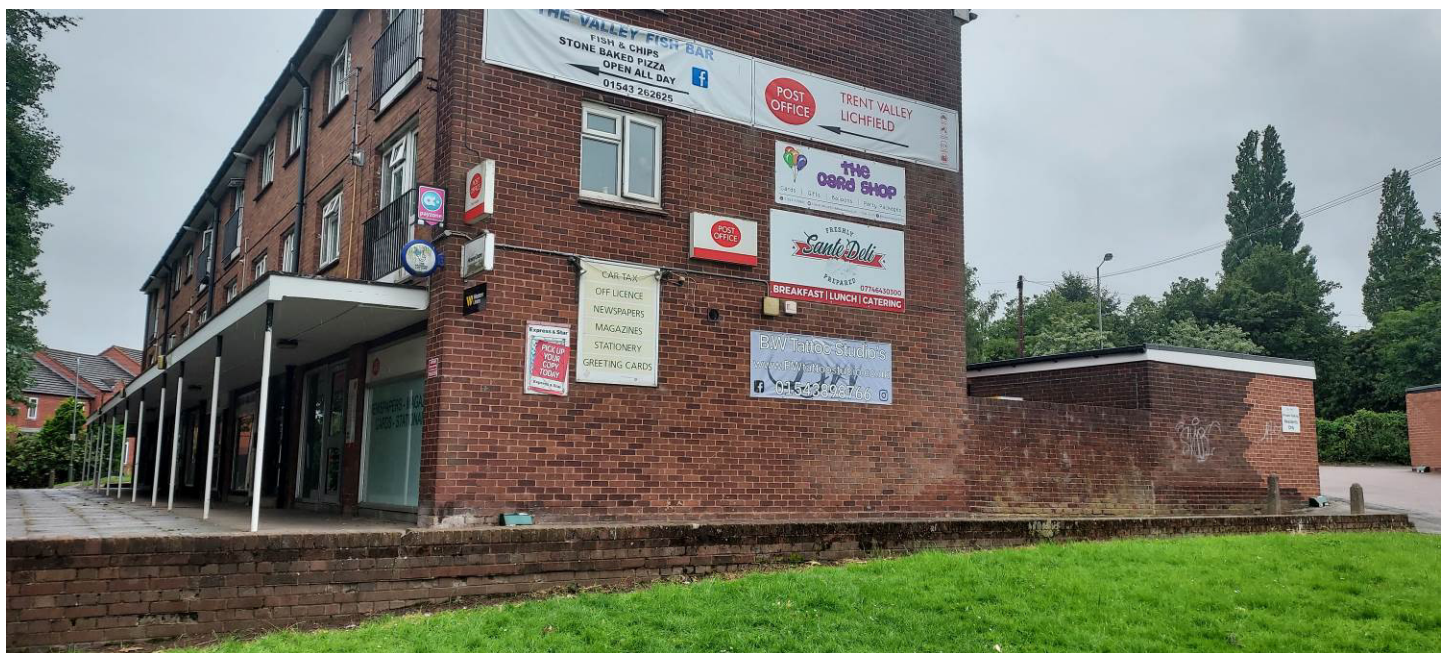
Post Office

The appointment of a Postmaster is at the discretion of Post Office Ltd. With regard to current Post Office Ltd procedures please visit <http://www.postoffice.co.uk>

Viewing

Strictly by appointment and under no circumstances must any approach be made directly to the business.





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