

ALDINGTON POST OFFICE and STORES
Roman Road - Aldington - Ashford - Kent - TN25 7DA



- ***VILLAGE STORES AND COMMUNITY STATUS POST OFFICE WITH LARGE FAMILY HOME***
- ***DESIRABLE VILLAGE LOCATION CLOSE TO ASHFORD AND THE SOUTH COAST***
- ***POST OFFICE INCOME £22,091 LAST YEAR PLUS RETAIL TRADE £310,783 (EX VAT)***
- ***WELL PRESENTED TRADING AREA OF 950 SQ FT, STORES, STOCK ROOM, STAFF W.C.***
- ***LARGE FAMILY HOME WITH FIVE DOUBLE BEDROOMS***
- ***CUSTOMER PARKING, PRIVATE PARKING, DOUBLE GARAGE, GARDEN.***

**Offers in excess of
£1,000,000**

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

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Tel: 01275 377880 Fax: 01275 377889 email: south@humberstones.co.uk www.humberstones.co.uk

Other Offices Nationwide

Humberstones (Business Sales) Ltd. Registered in England 1002676. Vat Reg No 567 5545 03

LOCATION: Aldington is a Village and Civil Parish located in the Ashford district of Kent in the stunning countryside approximately midway between Ashford to the northwest and the coastal town of Hythe to the southeast. The Civil Parish has a population in excess of 1,500 people and forms part of the North Downs an area of outstanding natural beauty. Aldington is easily approached via the Main A20 and it is in the heart of the village you will easily find this business.

BUSINESS: Aldington Post Office and Stores has been owned and managed by our clients who bought the business through our introduction in 2015 and have now decided to retire. The sale of this traditional, and well supported, Village Stores and Post Office presents a superb opportunity for a family business or a multiple operator looking to expand their portfolio. Ramp access leads to the shop entrance at the front of the property with the central door providing direct access into the retail trading area of approximately 950 square feet. The shop has tiled floors throughout, CCTV, ice cream freezers, chest freezers, display chillers and to the rear a deli counter with kitchen area comprising counter work top, stainless steel sink and hand wash basin. To the right of the main entrance is the Retail Sales counter with EPOS, Lottery and adjacent Post Office combi counter. Racks and shelving throughout the trading area display the stock items on offer which include a wide range of convenience goods with a real focus on local produce, newspapers and magazines (counter trade only), off licence, cards and stationery, pet foods, bake off goods, fresh sandwiches and takeaway hot drinks. With access from the rear of the retail trading area there is the staff toilet with wash handbasin, a Post Office safe room, freezer store, large fully racked stock room with external access to the front of the premises for ease of deliveries and further rear store room.

BUSINESS HOURS: This business opens 8.00 a.m. to 6.00 p.m. Monday to Saturday and 8.00 a.m. to 1.00 p.m. on a Sunday. The Post Office is open 9.00 a.m. to 5.30 p.m. 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 who both take a full time active role in the business together with one part time member 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

BUSINESS TAKINGS: The Post Office Income as shown in the most recent accounts was £22,091 for the year. The Retail Sales were £310,783 (excluding VAT) and full trading figures will be made available to interested parties following a viewing of the business.

PRIVATE ACCOMMODATION: The extensive family home is spread out over three floors of the property and can be accessed internally via a door from the trading area behind the Deli Counter or externally with self-contained access to the rear. On the ground floor is the open plan Kitchen/Diner with tiled floors and a range of fitted wall and floor units, built-in grill and oven, electric hob, extractor hood, stainless steel one and a half bowl sink and plumbed for dishwasher. There is external access to the rear courtyard and also on the ground floor is an understairs Utility plumbed for washing machine and housing the "Bake Off" oven. The main stairs lead to the first floor of the property directly into a vast open plan Lounge and Dining Room with exposed natural stone walls, beamed ceilings, feature fireplace and double doors leading to a flat roof area. Also on the first floor are three Double Bedrooms (one with built-in wardrobe), a Family Bathroom with bath, toilet, wash hand basin in vanity unit and store cupboard, and a Shower Room with shower cubicle, toilet and wash hand basin. There is a second stairway accessed from a door within the kitchen on the ground floor, but this stairway is presently unused. Back to the lounge/diner stairs then lead to the second-floor loft conversion where there is a large landing/office area, two Double Bedrooms, one with built in wardrobe and one with dressing room with built in wardrobes. Also on the second floor is a further Bathroom with toilet and wash hand basin.

PROPERTY: The substantial detached property is thought to have original parts dating back to 1875 and now benefits from oil fired central heating and double-glazed windows throughout. To the right side of the property at the front there is customer parking for three vehicles and then a gated blocked paved driveway leads to a large rear courtyard providing further parking and access to the double garage. Steps lead to the raised rear garden area with mature trees and shrubs, raised borders and patio seating area.



PRICE: Offers are Invited In Excess of £1,000,000 for the Freehold Property, together with the Goodwill, Fixtures, Fittings and Equipment with the stock extra at valuation.

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Non Domestic Energy Performance Certificate TBC.

This property's energy rating is B. EPC Link –

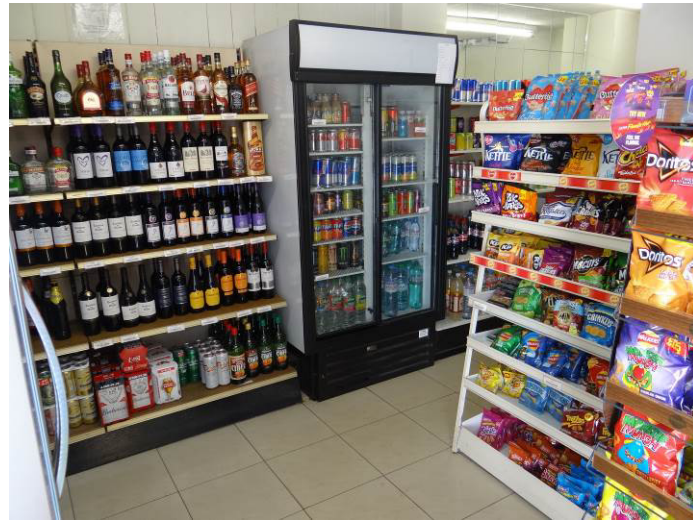
<https://find-energy-certificate.service.gov.uk/energy-certificate/-7020-0180-0930-9003-2443>

Residential - <https://find-energy-certificate.service.gov.uk/energy-certificate/0063-2801-6445-9626-2681>

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

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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