

**ALSTON POST OFFICE
FRONT STREET - ALSTON - CUMBRIA - CA9 3HP**



- Escape the rat race and enjoy an unrivalled quality of life
- Spectacular location in the North Pennines, close to the Lake District
- In designated area of outstanding natural beauty
- Easily commutable to Penrith, Carlisle & Newcastle
- Post Office income last year £44,037 and rising, shop takings £8,128 PA
- Extensive character family home with 4 bedrooms, garage and garden
- Local amenities include primary and secondary education and cottage hospital

Price: £249,500

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

LOCATION: Alston is a Market Town in Westmorland and Furness in the County of Cumbria, North England. Located approximately 1000 feet above sea level in the North Pennines, Alston claims to be the highest Market Town in England. The North Pennines National Landscape has some spectacular scenery attracting visitors from far and wide throughout the year with a strong sense of local community for those who live within this area. The town of Alston has a Doctors Surgery, Dentist, a Cottage Hospital, a Primary School and Secondary School to 16 yrs old with most pupils then going to school in Brampton with local bus transport. Penrith, Carlisle and Newcastle are all easily commutable and Alston is currently in the process of having fibre broadband installed making working from home a possibility at this location. It is at the very heart of Alston on Front Street that you will easily find this business.

BUSINESS: Alston Post Office has been owned and managed by our clients for the last 17 years who have now decided to sell the business and down size having thoroughly enjoyed bringing their family up in this property. This traditional Post Office sits behind a cobbled area of public parking with steps and flag stones leading towards the character shop. Within the Sales Area there is a two position Post Office Counter, small Retail Counter with loose sweets behind, cards and stationery, slat walling and CCTV. To the rear of the shop access is gained to the Sorting Office with kitchen area, and toilet with wash hand basin.

BUSINESS HOURS: Alston Post Office opens 9.00 a.m. to 1.00 p.m. and 2.00 p.m. to 5.00 p.m. Monday to Friday and 9.00 a.m. to 12.00 midday on a Saturday.

STAFF: Our clients are a husband and wife team with one partner taking a full time active role in the business without the need to employ any staff.

BUSINESS TAKINGS: The Post Office Income was £44,037 last year with approximately £17,000 of this income derived from the highly beneficial mail work contract. The Retail Turnover was £8,128 with plenty of scope to increase this further through the introduction of additional stock lines. Full trading figures will be made available to interested parties following a viewing of the business confirming the high profit achievable due to the very low overheads associated with this business.



PRIVATE ACCOMMODATION: The owners home can be accessed internally to the rear of the retail premises but also benefits from self-contained access from Front Street to the right of the shop. Predominantly arranged over the first and second floors, there is also an area on the ground floor used as an office/games room which also has an external door leading to the rear garden. On the first floor and to the front of the property is the large lounge and diner with living flame gas fire and stairs leading up from the self-contained front door access. To the rear, and also on the first floor, is the kitchen fitted approximately three years ago with a range of floor standing and wall mounted units, built-in dishwasher, built-in freezer, built-in fridge, wine fridge, induction range cooker with extractor hood, tile effect splash backs behind wood effect work tops and lino flooring. There is also a toilet with wash hand basin and within this room the washing machine and tumble dryer. On the second floor there are three double bedrooms, one with built-in wardrobes, a single bedroom and the shower room with large walk-in shower enclosure, toilet, wash hand basin and centrally heated towel rail.



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PROPERTY: The mid terrace property is thought to have been built between 1611 and 1621 and is double glazed throughout with the windows being approximately 10 years old. The property has gas fired central heating, mains drainage and underneath is a vast cellar which has previously been used as a garage and has level access from Front Street through double doors. To the rear is the enclosed garden with decked seating area, vegetable patch and greenhouse.

PRICE: £249,500 for the (Virtual) Freehold together with the Goodwill, Fixtures, Fittings and Equipment with the Stock in Trade extra at valuation.

PROPERTY TENURE: The Tenure of this property would be commonly described as virtual Freehold as it is held under a 1000 year lease which is common for many properties within this area. Further details on this are available on request.

ENERGY PERFORMANCE CERTIFICATE

This property's energy rating is E

<https://find-energy-certificate.service.gov.uk/energy-certificate/9718-3520-7078-5694-9181>

BUSINESS RATES and COUNCIL TAX: This Business presently benefits from 100% Rate Relief on Business Rates. The private accommodation is Council Tax Band A.

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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