

Bare Post Office
47 Princes Crescent - Bare - Morecambe - Lancashire - LA4



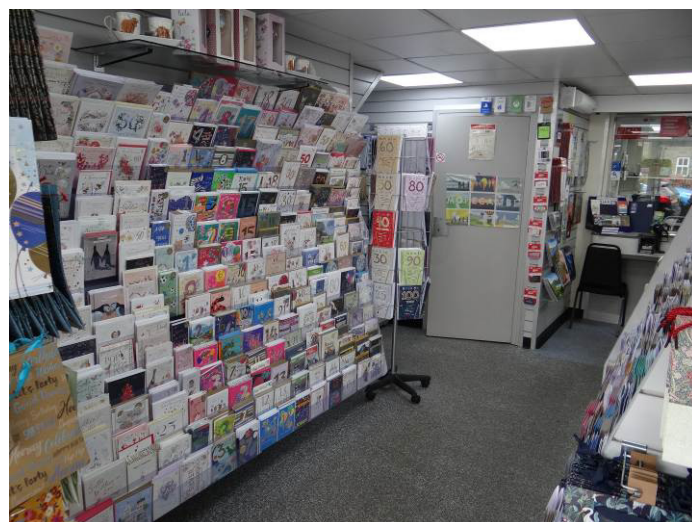
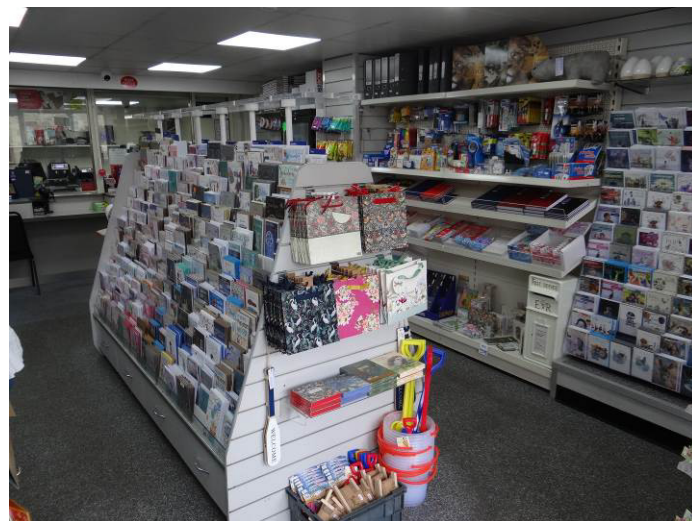
- ***MAINS POST OFFICE IN PRIME TRADING POSITION OF POPULAR SEASIDE TOWN***
- ***POST OFFICE INCOME £47,962 LAST YEAR***
- ***HIGH PROFIT RETAIL TRADE £51,579 LAST YEAR***
- ***WELL PRESENTED RETAIL PREMISES WITH EXTERNAL POST OFFICE ATM***
- ***LEVEL ACCESS, CCTV, LED LIGHTING, STAFF KITCHEN AREA, VARIOUS STORES, TOILET***
- ***SELF-CONTAINED FLAT ABOVE PRODUCING RENTAL INCOME OF £600 PCM***
- ***PRIVATE PARKING TO REAR, GATED SIDE PATH, GARAGE***

Price: £299,950

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.

LOCATION: Bare is a suburb and electoral ward in the Seaside Town of Morecambe which sits within the City of Lancaster District of Lancashire. Famous as a popular tourist destination this classic seaside town has sweeping views across Morecambe Bay towards the Lake District with the town attracting visitors throughout the year and numbers expected to grow over the next couple of years with the opening of the Eden Project Morecambe. Princes Crescent is accessed directly from the Seafront via Marine Road East and it is in its prominent trading position of this busy retail road that you will easily find this business.

BUSINESS: Bare Post Office has been owned and managed by our client for the last 22 years who is now selling the business and retiring. This Mains Post Office has the great advantage of an external Post Office ATM and sits behind a wide pavement which gives level access directly into the Retail Sales area. The Shop has commercial grade vinyl flooring, LED lights, suspended ceilings, CCTV, and slat walling. There is a wide selection of cards and stationery as well as soft drinks and a few gifts on offer for customers. To the rear is a two position fortress Post Office counter with good size secure working area behind. Accessed from the shop floor is a staff kitchen area, staff toilet and to the rear further office/store and two further stock rooms.



STAFF: Our client takes a full-time active role in the business together with one part-time member of staff.

BUSINESS TAKINGS: The Post Office income was £47,962 last year with the high profit retail trade £51,579 for the year. Full trading figures will be made available to interested parties following a viewing of the business.

SELF CONTAINED ACCOMMODATION: Accessed via its own front door to the left side of the property is the flat located above the business premises and currently let producing a rental income of £600 per calendar month. The Flat comprises Lounge, Kitchen, Double Bedroom, Shower Room with electric shower, toilet and wash handbasin. Please note Humberstones have not inspected the accommodation.



BUSINESS HOURS: This Business opens 9.00 a.m. to 5.00 p.m. Monday to Friday and 9.00 a.m. to 12.00 mid-day on a Saturday.

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PROPERTY: The Semi-Detached Property has a gated path to the left side leading to the private parking area and a garage to the rear. The property has the double glazed windows with the Post Office premises having gas fired central heating and the private accommodation having night store heating.

PRICE: £299.950 for the Freehold Property together with the Goodwill, Fixtures, Fittings and Equipment with the Stock in Trade extra at valuation.

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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/2356-3014-1630-6630-5186>

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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