

WYLAM SPAR and POST OFFICE
2 South View - Wylam - Newcastle upon Tyne
Northumberland - NE1 8AG



- ***BUSY CONVENIENCE STORE AND POST OFFICE***
- ***PRIME VILLAGE CENTRE MAIN ROAD POSITION***
- ***RETAIL TURNOVER CIRCA £630,000 (EXCLUDING VAT) LAST YEAR***
- ***POST OFFICE LOCAL PLUS INCOME £26,291 LAST YEAR***
- ***VERY WELL FITTED RETAIL TRADING ARE JUST UNDER 1,500 SQ FT***
- ***STOCK ROOM, WALK-IN CHILLER, STAFF TOILET, BIN STORE***
- ***SELF-CONTAINED ONE BEDROOM FLAT ABOVE (PRESENTLY LET)***

Price: £75,000

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: Wylam is a Village and Civil Parish in the County of Northumberland very close to the border with Tyne & Wear. It is located approximately 10 miles west of Newcastle upon Tyne with parts of the village on the north and south side of the River Tyne. Most easily approached via the A695, and then through the village of Crawcrook, the main road runs through the heart of Wylam and it is on this road, in its prominent trading position, that you will easily find this business.

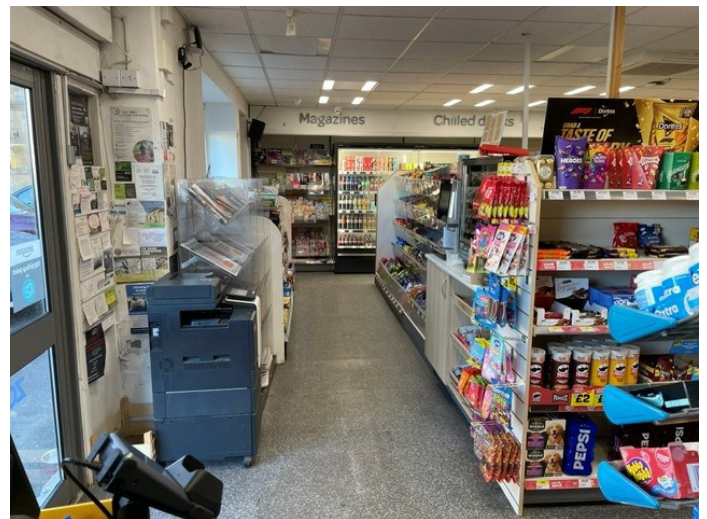
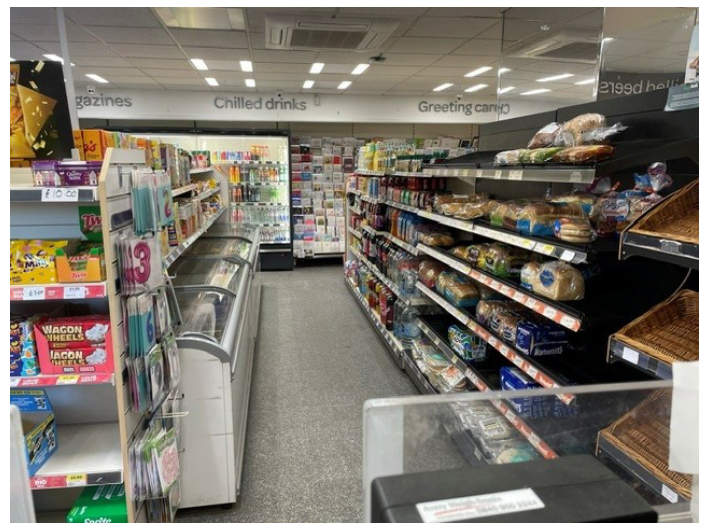
BUSINESS: Wylam Spar and Post Office has been owned and managed by our client since 1993 who is now selling the business in order to retire. Trading as a very successful Convenience Store with a Post Office Local Plus this business presents a superb opportunity for new owners to continue, and build upon, the strong foundations and well-established customer base this business has. To the front of the premises is a Council owned parking area, externally there are roller shutters, and the main shop entrance leads directly into the trading area which is just under 1500 square feet. Very well presented throughout this business has vinyl tiled floors, suspended ceilings, LED lighting, CCTV, air conditioning (two units), and to the right of the main entrance is the retail sales counter with full EPOS (two positions) and single position Post Office combi counter. Racks and shelving throughout display the stock items on offer together with three large chilled displays, two chest freezers, hot food display cabinet, take-away hot drinks machine, with a full range of convenience goods, Off Licence, newspapers and magazines (counter trade only), cards and stationery, confectionery and tobacco, and National Lottery terminal behind the retail counter. To the rear there is internal access to a good size stock room which benefits from rear external access to bin store area, and also internally is a large walk-in chiller, small office/staff kitchen, staff toilet with wash handbasin.

BUSINESS HOURS: This Business opens 6.00 a.m. to 8.00 p.m. seven days a week.

STAFF: There are four full time members of staff and one part time member of staff. Our client takes a low-key role in the business covering days off as required.

BUSINESS TAKINGS: The Retail Turnover was approximately £630,000 (excluding VAT) last year

with the Post Office Local Plus Income £26,291 for the year. Full trading figures will be made available to interested parties following a viewing of the business.



RESIDENTIAL ACCOMMODATION: Located above the business premises and with self-contained access to the right of the shop door is the flat which is currently let producing a rental income of £785

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

per month. The flat comprises Lounge/Diner, fitted Kitchen with appliances, Double Bedroom, Bathroom with shower over bath, toilet and wash handbasin. The flat benefits from gas fired central heating and double-glazed windows.

LEASE: We are informed that the Landlords are willing to grant a new lease on completion (term to be negotiated) with the current rent £22,984 per annum.

PRICE: £75,000 for the Lease together with the Goodwill, Fixtures, Fittings and Equipment with the stock in trade extra at valuation.

BUSINESS RATES: Interested parties are advised to contact the Local Authority regarding Business Rates payable and reliefs available.

Non Domestic Energy Performance Certificate

at

<https://find-energy-certificate.service.gov.uk/energy-certificate/0836-6625-3600-0288-2296>

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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