

WATER LANE POST OFFICE
7 Water Lane - Totton - Southampton - SO40 3DF



- ***MAINS POST OFFICE IN PRIME TRADING POSITION***
- ***LOCK-UP PREMISES WITH PLENTY OF CUSTOMER PARKING CLOSEBY***
- ***POST OFFICE INCOME £85,837 LAST YEAR***
- ***HIGH PROFIT RETAIL TRADE £7,554 A YEAR WITH HUGE SCOPE TO INCREASE***
- ***GOOD SIZE PREMISES, RAMP ACCESS, COMBI COUNTER, FORTRESS COUNTERS***
- ***OPEN FIVE AND HALF DAYS A WEEK ONLY***

Price: £110,000

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

Low Barn, Sheepway, Portbury, Bristol BS20 7TF
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Other Offices Nationwide

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

LOCATION: Totton is a town in the County of Hampshire located between the eastern edge of the New Forest and the River Test with the City of Southampton easily accessible by the Totton Bypass (A385). This business sits in a prime trading position just off the Main A36 in the town centre with plenty of customer parking available. Both the A336 and A36 lead to a roundabout at the town centre with Water Lane easily found by taking Salisbury Road from this roundabout.

BUSINESS: Water Lane Post Office has been owned and managed by our client for the last 27 years who has now decided to sell the business and retire. Water Lane Post Office is a Mains Post Office with ramp access leading to the double entrance doors which provide direct access into the Retail Trading area which is just over 500 square feet. To your right is the Post Office Combi and Retail Counter and within the retail trading area racks and shelving display the stock items on offer which include cards, stationery, ice creams and confectionery. There is vinyl tiled flooring, suspended ceilings, CCTV, and to the rear is the three position fortress Post Office counter with a good size working area behind. To the very rear of the premises is an office/store, staff toilet with wash hand basin, and rear external access.

BUSINESS HOURS: Water Lane Post Office opens 9.00 a.m. to 5.00 p.m. Monday to Friday and 9.00 a.m. to 12.30 p.m. on a Saturday.

STAFF: Our client works in the business only when required to cover for holidays / sickness and employs two full time members of staff and one part time member of staff.

BUSINESS TAKINGS: The Post Office Income was £85,837 last year with the high profit Retail Sales £7,554 a year. As you will see during your visit there is without doubt tremendous scope to increase the retail sales at this location by taking advantage of the high footfall this business offers. Full trading figures will be made available to interested parties following a viewing of the business.



LEASE: The Lease is for a period of 10 years from 2019 with an annual rent of £14,100. We are informed rent reviews are every five years and the tenant responsible for internal repairs only.

PRICE: £110,000 for the Lease together with the Goodwill, Fixtures, Fittings and Equipment comprised in the business, with the stock in trade extra at valuation.

Non Domestic Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9597-5651-6908-1785-2080>

BUSINESS RATES: Interested parties are advised to make their own enquiries to the Local Authority regarding Business Rates and we understand Business Rate Relief is currently available at this location.

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

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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