

Hartlebury Store and Post Office Inn Lane - Hartlebury - Kidderminster - Worcestershire - DY11



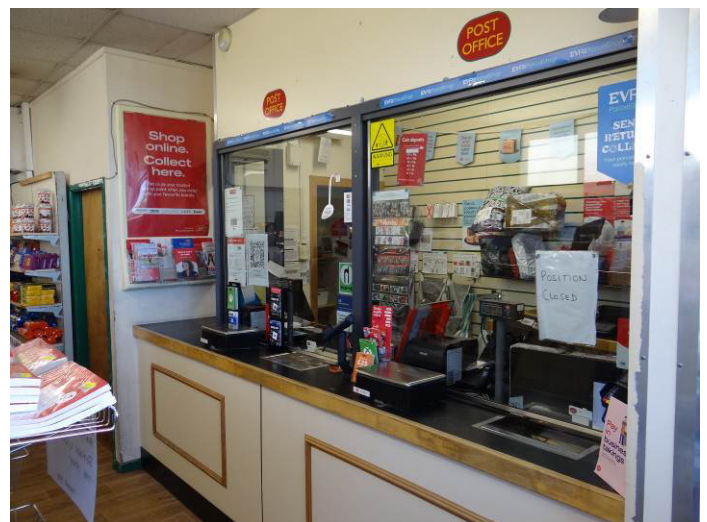
- ***VERY PROFITABLE CONVENIENCE STORE AND COMMUNITY STATUS POST OFFICE***
- ***SUPERB TRADING POSITION ON MAIN ROUTE THROUGH VILLAGE***
- ***RETAIL TRADE £335,635 (EXCLUDING VAT) PLUS LOTTERY COMMISSION £4,315***
- ***POST OFFICE INCOME £52,748 LAST YEAR***
- ***WELL FITTED RETAIL PREMISES, TWO POSITION PO COUNTER, STAFF FACILITIES***
- ***LOTS OF ON ROAD CUSTOMER PARKING***
- ***A GREAT OPPORTUNITY WITH NEW LEASE TO BE GRANTED ON COMPLETION***

Price: £175,000

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

LOCATION: Hartlebury is a Village and Civil Parish in the Wychavon district of Worcestershire approximately four miles south of Kidderminster and three miles to the east of Stourport-on-Severn. The Village has a population of approximately 3,000 and a Railway Station to the east of the village centre. Most easily approached via the Main A449 it is in the heart of the village on the corner of Worcester Road and Inn Lane that you will easily find this business.

BUSINESS: Hartlebury Store and Post Office has been owned and managed by our clients since they bought the business through our introduction in 2016. This Business is a profitable Convenience Store with Community Status Post Office with lots of on road customer parking in the immediate vicinity. The lock-up Retail Premises has level access from the pavement via covered entrance, is in excess of 600 square feet, and has vinyl flooring throughout, CCTV and air conditioning. Racks, shelving, chillers and freezers display the wide selection of stock items on offer including Off Licence, newspapers and magazines (counter trade only), general groceries, sandwiches and cakes, fresh bread, ice creams, frozen foods, confectionery and tobacco, cards and stationery. The National Lottery terminal is located at the Retail Sales counter and there is a two position Post Office Fortress counter to the right of the main entrance. Adjacent to the Post Office counter is a secure office/stock room and accessed from the shop floor is the staff kitchen area leading to toilet with wash handbasin. A further storage cupboard is adjacent to the Post Office counter.



BUSINESS HOURS: Hartlebury Store opens 6.00 a.m. to 6.30 p.m. Monday to Friday, 6.00 a.m. to 6.00 p.m. on a Saturday and 7.00 a.m. to 1.00 p.m. on a Sunday. The Post Office is open 8.30 a.m. to 6.00 p.m. Monday to Friday and 8.30 a.m. to 12.30 p.m. on a Saturday.

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

STAFF: Our clients are a husband and wife team who both take an active role in the business together with one part time member of staff.

BUSINESS TAKINGS: The Retail trade was £335,635 (excluding VAT) last year with additional commission of £4,315 from lottery sales. The Post Office Income was £52,748 for the year. Full trading figures will be made available to interested parties following a viewing of the business.

PARKING SPACE: A single parking space is located adjacent to the retail unit next door to the shop.

LEASE: A New Lease for a period of 10 years will be granted on completion with an annual rent of £30,000. Rent reviews will be every five years and the lease to be fully repairing and fully insuring.

PRICE: £175,000 for the Lock-Up Lease 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 B
Please find your energy performance certificate (EPC) at

<https://find-energy-certificate.service.gov.uk/energy-certificate/0759-7535-7721-9927-1450>

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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