

NORMANTON ROAD POST OFFICE
300 Normanton Road - Derby - DE23 6WE



- ***MAINS POST OFFICE WITH EXTERNAL ATM IN LOCK-UP RETAIL PREMISES***
- ***PRIME TRADING LOCATION IN BUSY RETAIL AREA OF DERBY***
- ***POST OFFICE INCOME CIRCA £95,000 A YEAR***
- ***PHOTOGRAPH SERVICE INCOME £6,500 P.A. MONEYGRAM COMMISSION £14,00 P.A.***
- ***RETAIL PREMISES WITH CCTV, LED LIGHTING, FORTRESS PO COUNTERS AND COMBI***
- ***STAFF KITCHEN AREA, OFFICE, STAFF TOILET***

Price: £155,000

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

LOCATION: Derby is a Cathedral City and Unitary Authority area on the River Derwent in Derbyshire. Normanton Road is located to the south of Derby City Centre and forms part of a busy shopping district with a vast range retail businesses and eateries.

BUSINESS: Normanton Road Post Office has been owned and managed by our clients for the 30 years who have now decided to sell the business and retire. This Mains Post Office has a highly beneficial external Post Office ATM, external roller shutters and level access directly into the Retail Trading area with commercial grade vinyl flooring, CCTV, LED Lighting and suspended ceilings. There is a Post Office Combi counter, which is unused, and to the rear a two position Post Office Fortress counter. Accessed from the Retail Area is a room used for the Passport Photograph Service and to the rear of the Post Office counter is a good size office and staff kitchen area, a toilet with wash hand basin, and fire exit to the very rear of the premises.

BUSINESS HOURS: This Business opens 9.00 a.m. to 4.30 p.m. Monday to Friday and 9.00 a.m. to 11.30 a.m. on a Saturday.

STAFF: Our clients are a husband-and-wife team who both take a full-time active role in the business and do not employ any staff.

BUSINESS TAKINGS: The Post Office Income was approximately £95,000 last year with additional Income from the Passport Photo Service of approximately £6,500 and commission from Moneygram of approximately £14,000. There is low key retail trade from stationery and full trading figures will be made available to interested parties following a viewing of the business.



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

LEASE: A new Lease is to be granted on the Lock-Up Retail Premises for a period of 15 years with an initial annual rent of £11,500. Rent reviews will be every five years and the lease to the full repairing and fully insuring.

BUSINESS RATES: We are informed this Business currently benefits from partial Business Rate Relief and interested parties are advised to contact the Local Authority for confirmation of Business Rates payable.

PRICE: £155,000 for the Lease Lock-Up Property together with the Goodwill, Fixtures, Fittings and Equipment with the Stock in Trade extra at valuation.

Non Domestic Energy Performance Certificate

This property's energy rating is D.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-0933-9729-1502-7096>

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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