

ST MARYCHURCH POST OFFICE
Fore Street - St Marychurch - Torquay - Devon - TQ1



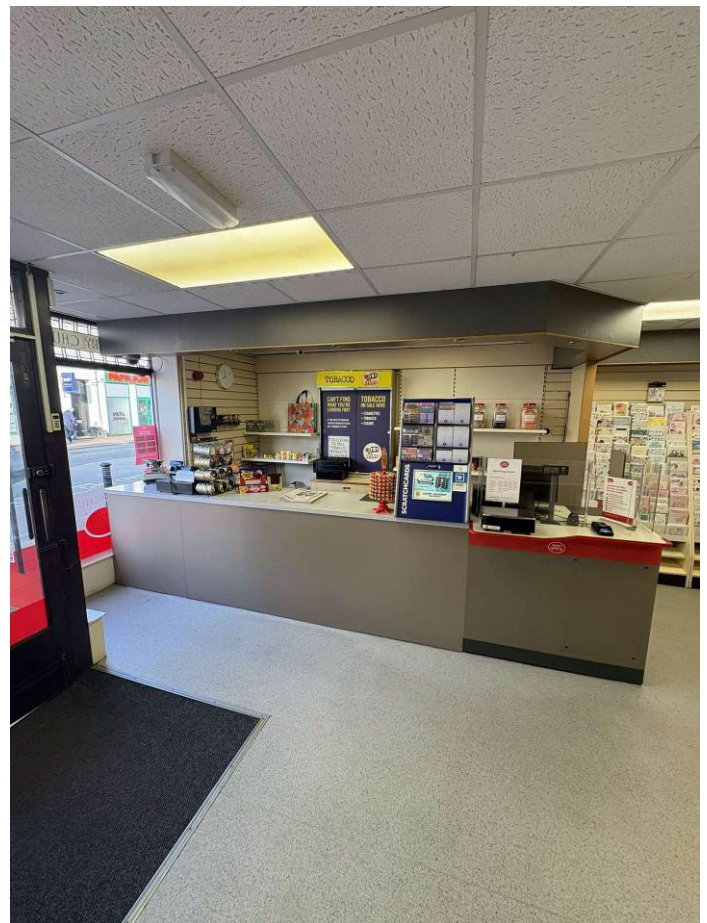
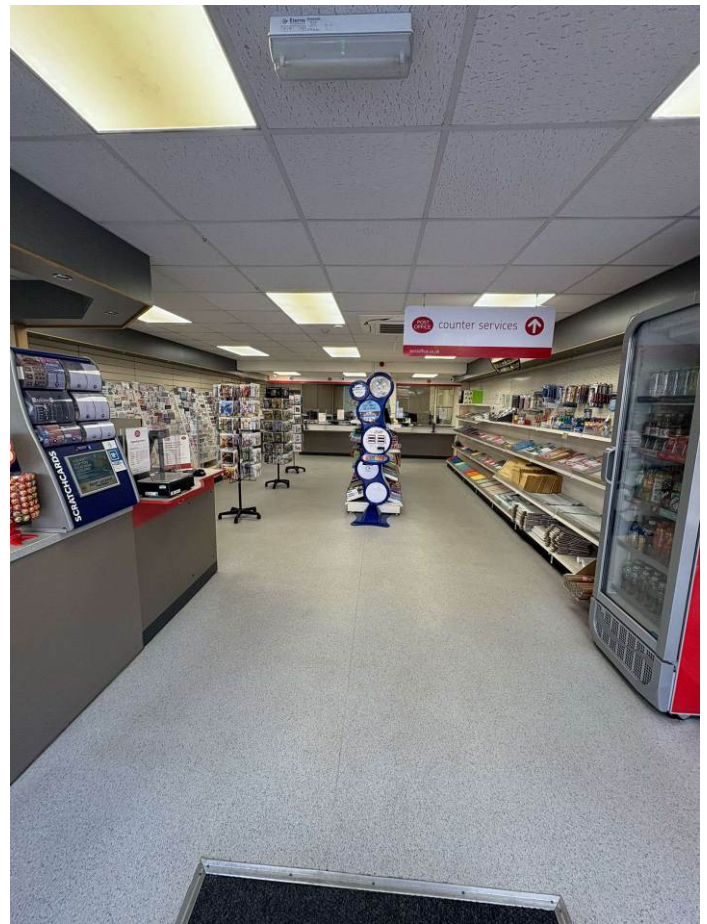
- ***MAINS POST OFFICE IN PRIME TRADING POSITION OF POPULAR COASTAL TOWN***
- ***SUPERB FAMILY HOME ABOVE WITH ROOF GARDEN TO REAR***
- ***POST OFFICE INCOME £75,787 LAST YEAR***
- ***RETAIL TRADE £55,838 LAST YEAR WITH HUGE SCOPE TO INCREASE***
- ***VERY WELL FITTED RETAIL PREMISES IN EXCESS OF 900 SQ FT***
- ***STAFF ROOM, STAFF KITCHEN, STOCK ROOM, TOILET, REAR GARAGE, ROOF GARDEN***
- ***LARGE SELF-CONTAINED HOME WITH FOUR BEDROOMS (THREE ENSUITE)***

Price: £675,000

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: Torquay is a large Coastal Town and popular holiday destination in the area of South Devon known as the English Riviera. Torquay is most easily approached from the City of Exeter via the A380 or from the direction of Plymouth via the A385. As the town has expanded over the centuries it has taken in nearby settlements which now form residential areas of Torquay itself. One of these areas is St Marychurch and is a very pleasant residential area that lies to the north of Torquay town centre and neighbouring area of Babbacombe. Fore Street sits in the heart of St Marychurch and forms the main shopping district with plenty of on street parking and Council Car Parks in the vicinity. It is in its prominent trading position on Fore Street itself that you will easily find this business.

BUSINESS: St Marychurch Post Office has been owned and managed by our clients for the last eleven years who have now decided to sell presenting a superb opportunity for enterprising new owners to continue with this Post Office in its current format, or take real advantage of the trading position and retail space with obvious scope to vastly increase the retail sales at this location. The double fronted shop has level access from the pavement directly into the Retail Sales area of approximately 900 square feet and is well presented throughout with commercial grade vinyl flooring, suspended ceilings, LED lighting, air conditioning, CCTV, slat walling and a range of modern racks and shelving that display the stock items on offer. Current Retail Sales comprise newspapers and magazines (counter trade only), confectionery and tobacco, cards and stationery and a few toys. As you enter to your left is the Retail Sales Counter with National Lottery terminal and adjacent Post Office Combi Counter. To the rear is the Single Position Post Office Fortress Counter and two Open Plan Counters. Accessed to the rear of the Post Office Counter is a staff room, the staff kitchen with sink unit and fridge, staff toilet with wash hand basin, stock room. There is internal access to the large garage which has external vehicular access to a rear lane via electric roller shutter doors.



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



OWNERS ACCOMMODATION: Located above the business premises and with both internal and self contained external access to the rear of the property is the superbly presented owners home. On the first floor there is a large lounge to the front of the property with open fire and bay window. The kitchen is located towards the rear of the property and is a good size kitchen/diner with tiled floors, a wide range of floor and wall mounted units, one and half bowl ceramic sink, 1200 range cooker with six gas burners and two electric ovens, extractor system above, plumbing for dishwasher/washing machine and space for dining table. The large internal hallway on first floor also gives access to the master double bedroom with large fully tiled en-suite bathroom with bath, separate walk-in shower, toilet, wash hand basin and heated towel rail. Towards the front of the property is a single bedroom/office and also on the first floor is the cloak room toilet with wash hand basin. Stairs lead to the second floor where there are two double bedrooms, one with large walk-in wardrobe and both bedrooms benefitting from fully tiled en-suite shower rooms with shower, toilet and wash hand basin.

BUSINESS HOURS: St Marychurch Post Office opens 9.00 a.m. to 5.00 p.m. Monday to Friday, 9.00 a.m. to 1.00 p.m. on a Saturday and is closed on a Sunday.

STAFF: Our clients are a husband and wife team with one partner taking a full time active role in the business together with three members of staff working between 18 and 25 hours each per week.

BUSINESS TAKINGS: The Post Office Income was £75,787 last year with the Retail Sales £55,838 for the year. Full trading figures will be made available to interested parties following a viewing of this business confirming the high annual profits achievable to working owners.



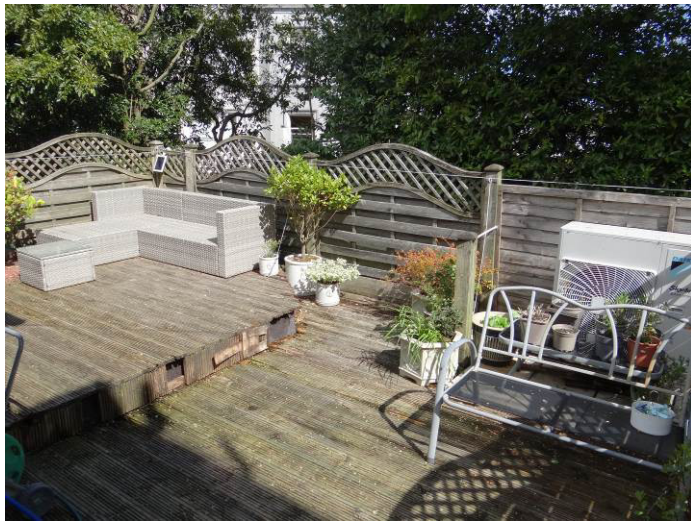
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PROPERTY: The mid terrace property is thought to have been built during the early 1930's and

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benefits from gas fired central heating throughout and double-glazed windows. There is a roof garden to the rear of the property which is accessed from the kitchen/diner.



BUSINESS RATES: The Rateable Value of this business premises is £16,500 (this is not the amount of rates payable) with our clients

benefitting from partial rate relief in the year 2025 to 2026. Business Rates for the year 2025 to 2026 are £4,940.10p.

PRICE: £675,000 for the Freehold 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/5857-5666-9249-0123-8779>

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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