

humberstones

National Specialist Agents and Valuers

Ref: 4278J

SINFIN CENTRE POST OFFICE Unit 13 Sinfin District Centre - Sinfin - Derby - DE24



- **PRIME TRADING POSITION MAINS POST OFFICE**
- **LOCATED WITHIN RETAIL CENTRE ADJACENT TO MAJOR SUPERSTORE**
- **MAINS POST OFFICE INCOME CIRCA £46,500 PA PLUS LOTTERY INCOME OF £6,000 PA**
- **HIGH PROFIT RETAIL TRADE £20,000 A YEAR WITH SCOPE TO INCREASE**
- **VERY WELL FITTED AND WELL-PRESENTED TRADING AREAS**
- **HIGH BENEFICIAL EXTERNAL POST OFFICE ATM**
- **VAST, FREE TO USE, CUSTOMER PARKING DIRECTLY OUTSIDE**

Price: £80,000

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

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Other Offices Nationwide

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

LOCATION: Sinfin is a suburb of Derby in Central England and located approximately three miles southwest of the City Centre on the southern outskirts. The area benefits from a large shopping centre known as The Sinfin Centre which houses a large Asda Superstore together with a range of other businesses including Bakeries, Opticians, Charity Shops, Hairdresser, Sub-Way and KFC. There is a large free to use Car Park which we are informed has approximately 300 spaces. The location and array of trading businesses provides the large amount of footfall for this business.

BUSINESS: Sinfin Centre Post Office has been owned and managed by our clients for the last 15 years who are now selling the business due to retirement. Sinfin Centre Post Office is a Mains Post Office with a highly beneficial external PO ATM and level access is gained to the trading area through a single door at the front of the premises. The Retail Trading area is approximately 500 sq ft and is well presented throughout with slat walling, Karndean flooring, suspended ceilings, CCTV, external roller shutters, air conditioning and to the left of the entrance is the Retail Sales counter with adjacent Post Office Combi counter. Located to the rear is the three position Post Office Fortress counter. This business has National Lottery, offers a Dry Cleaning Agency to customers and retail products include soft drinks, confectionery, cards and stationery with the owners first to admit there is huge scope to increase this subject to any restrictions contained within the lease. To the rear of the premises there are two store rooms, fire exit, staff toilet, and small kitchen area with stainless steel sink.

BUSINESS HOURS: Sinfin Centre Post Office opens 9.00 a.m. to 5.00 p.m. Monday to Friday and presently closes between 12.30 p.m. and 1.30 p.m. for lunch. On a Saturday the business opens 9.00 a.m. to 12.30 p.m.

STAFF: Our Clients are a husband and wife team, with one partner taking a full time active role in the business together with three part time members of staff who work within the Post Office and further staff who work within the retail business.



BUSINESS TAKINGS: The Post Office Income is approximately £46,500 a year with additional National Lottery income of £6,000 a year with the high profit Retail Trade approximately £20,000 a year. 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: The Lease is from Asda for a period of 10 years from 2019. The current rent is £16,562 per annum and there are rent reviews every five years. We are informed that the tenant is responsible for internal repairs only.

BUSINESS RATES: This Business presently benefits from small Business Rate Relief.

PRICE: £80,000 for the Lease Lock-Up Premises together with Goodwill, Fixtures, Fittings and Equipment comprised in the business, with the stock in trade to be taken at valuation

Non Domestic Energy Performance Certificate:

This property's energy rating is C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/7483-8793-8737-5456-5243>

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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