

WOODVILLE POST OFFICE
67 High Street - Woodville - Swadlincote - Derbyshire - DE11 7EA



- ***PRIME POSITION POST OFFICE ON MAIN ROAD WITHIN LARGE VILAGE***
- ***STILL OPERATING UNDER ORIGINAL SUB POST OFFICE CONTRACT***
- ***POST OFFICE INCOME CIRCA £56,000 LAST YEAR***
- ***HIGH PROFIT RETAIL SALES CIRCA £15,000 LAST YEAR***
- ***WELL PRESENTED RETAIL PREMISES WITH STORAGE AND STAFF FACILITIES***
- ***SELF CONTAINED THREE-BEDROOM HOUSE WITH LOUNGE, KITCHEN, DINING ROOM***
- ***PARKING, DETACHED GARAGE, LOVELY SECLUDED GARDEN TO REAR***

Price: £335,000

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: Woodville is a large suburban Village and Civil Parish in South Derbyshire on the border of Leicestershire. Woodville sits approximately 2 miles east of Swadlincote and is easily accessed by the Main A511 that runs through the heart of the village forming part of the High Street. It is in this prime trading location with plenty of passing trade and easy roadside parking for customers that you will find this business.

BUSINESS: Woodville Post Office has been owned and managed by our client for the last 30 years who has now decided to sell the business in order to retire. Woodville Post Office still operates under the original Sub Post Office Contract and we are informed this will remain in place upon sale. The Retail Premises has a trading area of approximately 265 square feet and has level access from the pavement. The shop is well presented throughout with commercial grade vinyl flooring, LED lighting, CCTV with stock items on offer including cards, stationery, ice creams and cold drinks. To the rear is a three position Fortress Post Office counter (two counters in regular use) and an adjacent Retail Counter. To the rear of the Post Office is a small office area and store with stairs that lead to further storage and toilet with wash hand basin. There is internal access from the business area to the owners home which also has self-contained access to the rear of the property.

BUSINESS HOURS: This Business opens 8.30 a.m. to 5.30 p.m. Monday to Friday and 9.00 a.m. to 12.30 p.m. on a Saturday.



STAFF: Our client takes a full-time active role in the business together with one part-time member of staff.

BUSINESS TAKINGS: The Post Office Income was approximately £56,000 last year with the high profit Retail Sales circa £15,000. Full trading figures will be made available to interested parties following a viewing of the business.

PRIVATE ACCOMMODATION: Located to the rear of the retail premises is the very well-presented owners home with self-contained access and tastefully decorated throughout. On the ground floor there is the Lounge with open gas fire, Dining Room, Kitchen with quarry tiled floors, a range of fitted units, one and a half bowl stainless steel sink, gas hob, electric oven and plumbed for washing machine. The main front door access leads directly into the internal hall with small store room and stairs leading to the first floor of the property. On the first floor there is

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a large landing giving access to a double bedroom to rear with fitted wardrobes, further double bedroom towards the front of the property, single bedroom, and family bathroom with electric shower over the bath, toilet and wash handbasin.



PROPERTY: The property is attached to one side and thought to have been built during 1895 and understood to be trading as a Post Office since 1952. The property has gas fired central heating throughout and mains drainage. A driveway to the left has right of way access to the rear where there is a detached garage, parking area and very pleasant secluded garden with patio seating area, lawn, flower borders with a wide selection of established planting, pagoda with seating area and a wooden shed.

PRICE: £335,000 for the Freehold Property together with the Goodwill, Fixtures and Fittings and Equipment comprised in the Business, with the Stock in Trade extra at valuation.

BUSINESS RATES: This Business presently benefits from 100% rate relief on Business Rates.

Energy Performance Certificate

The Energy Rating for this property is 'E'

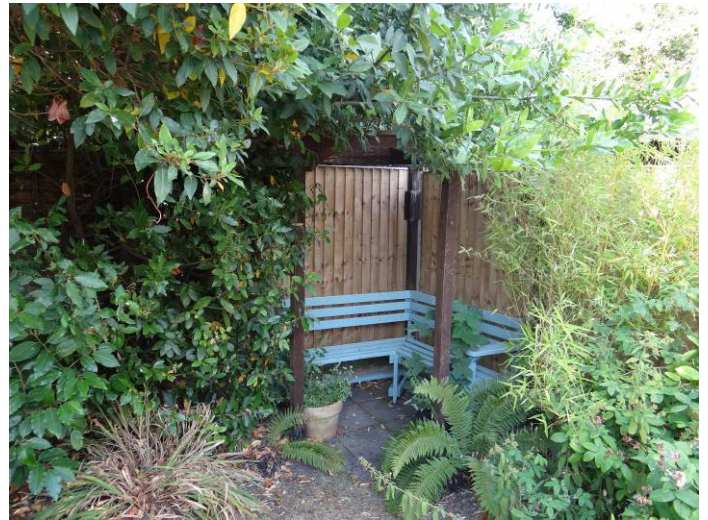
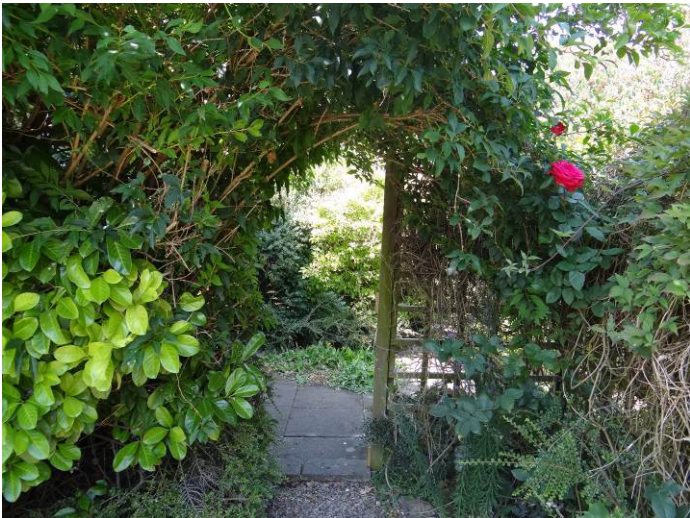
<https://find-energy-certificate.service.gov.uk/energy-certificate/2616-5621-6811-1849-1133>

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.



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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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