

PENRYN POST OFFICE
59-61 The Terrace - Penryn - Cornwall - TR10 8RW



- **MAINS POST OFFICE IN HEART OF HISTORIC COSTAL TOWN**
- **POST OFFICE INCOME CIRCA £57,000 A YEAR**
- **RETAIL TRADE £19,149 WITH GREAT SCOPE TO INCREASE**
- **VERY WELL-PRESENTED RETAIL PREMISES (REFIT 2016)**
- **HIGHLY BENEFICIAL EXTERNAL POST OFFICE ATM, PHOTO BOOTH**
- **SELF-CONTAINED FLAT PRESENTLY LET AT £800 PCM**
- **GREAT LOCATION IN BUSTLING LOCAL COMMUNITY WITH A GROWING UNIVERSITY POPULATION**

Price: £295,000

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.

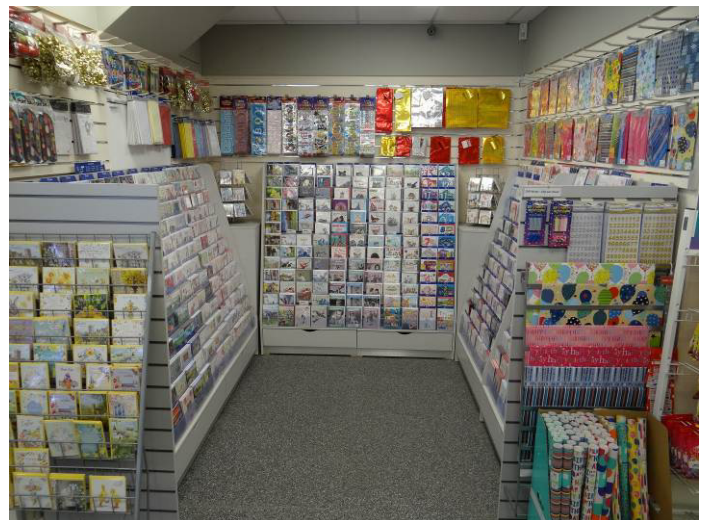
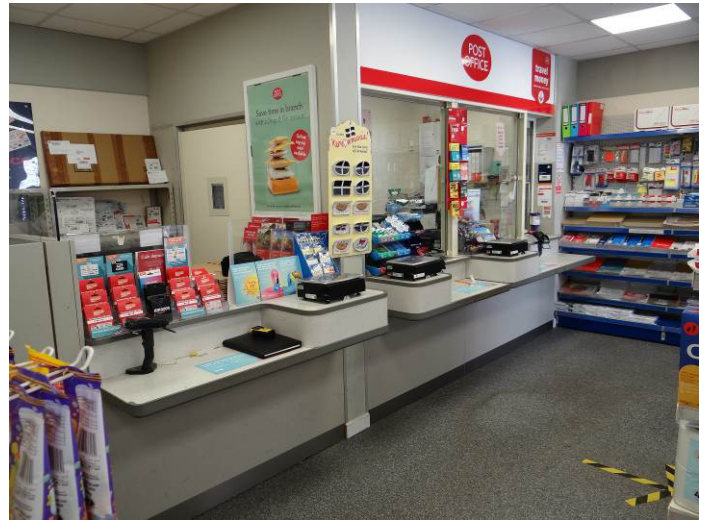
LOCATION: Penryn is Civil Parish and historic town in Southwest Cornwall approximately one mile northwest of the well know maritime hub of Falmouth. With a population of approximately 7000 Penryn has a strong local community as well as a growing university population and has retained a large amount of its heritage with plenty of buildings dating from Tudor, Jacobean, and Georgian Times. The terrace forms part of Lower Market Street and it is here that you will easily find this business.

BUSINESS: Penryn Post Office has been owned and managed by our client for the last 18 years who has now decided to sell the business and retire. Trading as a Mains Post Office with ancillary Retail Trade from cards, stationery, cold drinks, confectionery and snacks this business offers great opportunity to continue in its existing format or increase the retail trade through the introduction of further stock lines for which there is obvious scope. There is a highly beneficial external Post Office ATM and level access leads directly into the Retail Sales Area of approximately 500 square feet. The Shop Premises had the benefit of a refit in 2016 with commercial grade vinyl tile floors, CCTV, suspended ceilings, LED lighting and to the rear a two position Post Office Fortress counter and single position Open Plan counter adjacent. A door to the rear of the Open Plan counter leads to a small stock room, with access to the staff toilet with wash handbasin.

BUSINESS HOURS: This Business presently opens 9.00 a.m. to 5.00 p.m. Monday to Friday, 9.00 a.m. to 12.00 midday on a Saturday and closed on a Sunday.

STAFF: Our client takes an active role in the business working three days each week and employs one part time member of staff.

BUSINESS TAKINGS: The Post Office Income is circa £57,000 a year with the Retail Trade £19,149 for last year. Full trading figures will be made available to interested parties following a viewing of the business.



RESIDENTIAL ACCOMMODATION: Located above the business premises and with self-contained access to the rear of the property is the Flat. Wooden, external, stairs lead up to a raised decked area giving access to the flat. Internally there is an open plan lounge/kitchen with a range of floor standing and wall mounted units, stainless steel sink, built-in electric hob and oven, a double bedroom, a utility with plumbing for washing machine and this room also houses the boiler, a separate shower room with shower cubicle and electric shower, and the bathroom with bath, toilet and wash hand basin. The flat has partial double glazed windows and LPG fired central heating.



PRICE: £295,000 for the Freehold Property, Goodwill, Fixtures, Fittings and Equipment with the stock in trade extra at valuation.

Energy Performance Certificate: This property's energy rating is B
<https://find-energy-certificate.service.gov.uk/energy-certificate/7255-2431-1549-7471-2964>

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.



BUSINESS RATES: This Business presently benefits from 100% Rate Relief on Business Rates.



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