

Rising Brook Post Office
1-2 Burton Square – Rising Brook – Stafford – ST17 9LT



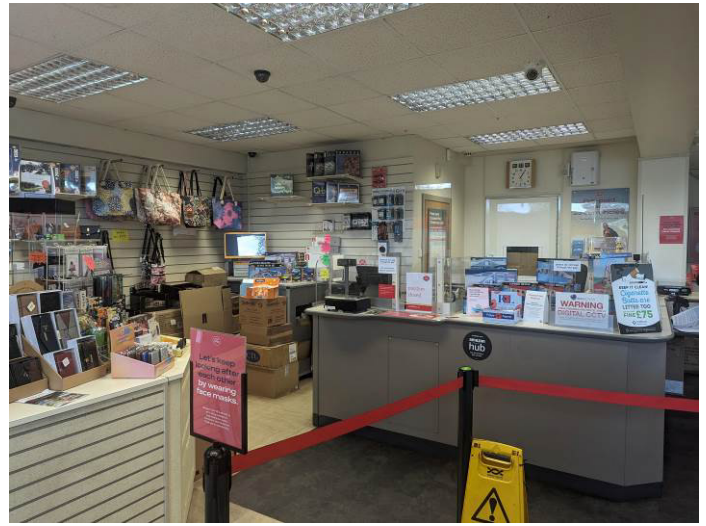
- ***MAINS POST OFFICE FOR SALE DUE TO RETIREMENT***
- ***LOCATED IN RESIDENTIAL SUBURB OF STAFFORD***
- ***POST OFFICE INCOME CIRCA £51,000 A YEAR WITH SCOPE TO INCREASE***
- ***RETAIL TRADE £550 A WEEK FROM HIGH PROFIT GOODS AND PHOTO SERVICE***
- ***WELL FITTED LOCK-UP RETAIL PREMISES APPROXIMATELY 1,000 SQUARE FEET***
- ***BENEFICIAL EXTERNAL POST OFFICE ATM***
- ***ROLLING LEASE WITH REASONABLE RENT***

Price: £64,750

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

LOCATION: Stafford is a market town and the county town of Staffordshire located just north of Birmingham. Approximately 2 miles to the south of the town centre is a busy residential area known as Rising Brook. At the heart of this community is Burton Square comprising a shopping precinct with plenty of customer parking and wide range of retail businesses.

BUSINESS: Rising Brook Post Office has been owned and managed by our clients for the last 33 years who are now looking to sell the business and retire. The Mains Post Office sits in a prominent corner position and has the added advantage of an external Post Office ATM. The retail sales area is approximately 1,000 square feet and well presented throughout with hard flooring, CCTV, suspended ceilings and a range of display units showcasing the stock items on offer including cards, stationery and gifts. The retail counter is located to the left as you enter the main entrance and to the rear is an open plan Post Office counter and two position Post Office fortress counter. Our clients also offer a popular photographic service to customers mainly for Passport and Driving Licence applications. To the very rear is the staff toilet and internal store.



BUSINESS HOURS: Rising Brook Post Office presently opens 9.00 a.m. to 4.00 p.m. Monday to Friday and on a Saturday the business opens 9.00 a.m. to 12.30 p.m.

STAFF: Our Clients are a partnership who both take an active role in the business with minimal part time staff as required.

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

BUSINESS TAKINGS: The Post Office Income is circa £51,000 a year with the Retail Trade approximately £550 a week from the high profit goods and photography. Our clients will be the first to admit there is potential to increase both the Post Office Income and Retail trade through core opening hours. Full trading figures will be made available to interested parties following a viewing of the business.

BUSINESS RATES: Business Rates payable for this business £800 per annum.

PRICE: £64,750 for the Lease lock-up premises together with the Goodwill, Fixtures, Fittings and Equipment with the stock in trade extra at valuation.

LEASE: We are informed a new lease will be available on completion. The rent will be £10,800 for a period to be agreed with the landlords as well as review dates. The lease will be on a full repairing and fully insuring basis.

Non Domestic Energy Performance Certificate:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7455-9674-0781-4463-4750>

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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