

LENHAM POST OFFICE
The Square - Lenham - Maidstone - Kent - ME17



- ***MAINS POST OFFICE IN THE HEART OF ANCIENT MARKET TOWN***
- ***POST OFFICE INCOME £37,735 LAST YEAR***
- ***RETAIL TRADE £20,926 FROM HIGH PROFIT CARDS AND STATIONERY***
- ***FORMER SORTING OFFICE TO REAR WITH SCOPE FOR MULTIPLE USES***
- ***STAFF ROOM / KITCHEN, TOILET, REAR PEDESTRIAN ACCESS***
- ***OWNERS HOME ABOVE WITH LOUNGE, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM***
- ***PARKING FOR TWO VEHICLES IN NEARBY CHURCH SQUARE***

Price: £375,000

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.

Low Barn, Sheepway, Portbury, Bristol BS20 7TF

Tel: 01275 377880 email: info@humberstones.co.uk www.humberstones.co.uk

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LOCATION: Lenham is a Market Village and Civil Parish in the Maidstone District in Kent. Situated on the southern edge of the North Downs Lenham is approximately nine miles east of Maidstone and has a long history having been mentioned in the Domesday Book of 1086. At the heart of the village is The Square surrounded by a selection of Retail Businesses including Lenham Post Office.

BUSINESS: Lenham Post Office has been owned and managed by our client since 1999 who is now selling the business in order to retire. This Mains Post Office sits in a prime corner position and has level access directly into the retail trading area of approximately 300 square feet. The shop has LED lighting, vinyl flooring, a two position Post Office Fortress counter, and various shelving and display stands housing the high profit cards and stationery on offer. A door to the rear leads towards the former Sorting Office (mailwork ceased in 2023) which is approximately 150 square feet and is now used for storage. This space could lend itself to a multitude of alternative uses and has external access to the rear of the property to which there is a right of way pedestrian access. Also on the ground floor of the premises is a staff room/kitchen, toilet with wash hand basin and access to the cellar from a door within the retail trading area.



BUSINESS HOURS: Lenham Post Office opens 9.00 a.m. to 3.00 p.m. Monday to Friday and 9.00 a.m. to 1.00 p.m. on a Saturday.

STAFF: Our client takes an active role in the business together with three part time members of staff.

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 was £37,735 last year with the Retail Turnover £20,926. As you will see during your visit there is scope to increase business further through longer opening hours and introduction of additional stock lines. Full trading figures will be made available to interested parties following a viewing of the business.

PRIVATE ACCOMMODATION: The Owners accommodation is accessed internally via stairs leading to the first floor where you will find a good size Kitchen with a wide range of fitted floor standing and wall mounted units, one and half bowl stainless steel sink, gas hob, electric oven and plumbing for washing machine. Also on the first floor is the Lounge with open gas fire. From the hallway/landing a staircase leads to the second floor where there are two double Bedrooms and the Bathroom with bath, toilet and wash handbasin and heated towel rail.



PROPERTY: The corner position property sits within a Conservation area, was built in 1891, and originally used as a Pub. The property has double glazed windows and benefits from gas fired central heating. We are informed that owners of the property have an option to use two car parking spaces within the Church Square with the requirement to pay a proportion of the upkeep for the parking area.

PRICE: £375,000 for the Freehold Property together with the Goodwill, Fixtures, Fittings and Equipment with the Stock in Trade extra at valuation.

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

Non Domestic Energy Performance Certificate

This property's energy rating is E
[Please find your energy performance certificate \(EPC\) at
https://find-energy-certificate.service.gov.uk/energy-certificate/6799-8487-6362-1112-3100](https://find-energy-certificate.service.gov.uk/energy-certificate/6799-8487-6362-1112-3100)

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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