

HENGISTBURY HEAD POST OFFICE
106 Broadway - Southbourne - Bournemouth - Dorset - BH6 4EH



- ***RETIREMENT SALE OF VERY PROFITABLE POST OFFICE AND RETAIL BUSINESS.***
- ***SOUGHT AFTER RESIDENTIAL AREA LESS THAN HALF A MILE TO THE BEACH.***
- ***POST OFFICE INCOME £42,166 LAST YEAR (2025)***
- ***RETAIL TRADE £223,485 (EX VAT) FROM CTN AND HIGH PROFIT GOODS (2025)***
- ***OWNERS HOME WITH BOTH INTERNAL AND SELF-CONTAINED REAR ACCESS.***
- ***FOUR BEDROOMS, LARGE KITCHEN, LOFT CONVERSION LOUNGE.***
- ***REAR COURTYARD GARDEN, SINGLE GARAGE.***

Price: £550,000

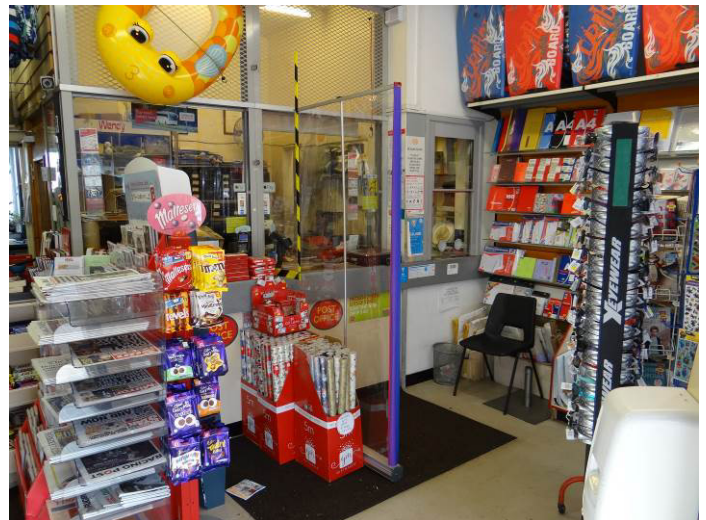
For the **FREEHOLD PROPERTY** together with **GOODWILL, FIXTURES, FITTINGS** and **EQUIPMENT** comprised in the business, with the stock in trade to be taken at valuation.

LOCATION: Southbourne is a suburb of Bournemouth in the County of Dorset on the South Coast of England. The area is particularly well known for its sandy beaches attracting thousands of visitors each year. The eastern most part of Southbourne is known as Hengistbury Head which is a residential area leading onto Hengistbury Head itself, a headland jutting into the English Channel between Bournemouth and Mudeford. A truly unique area with some spectacular coastal scenery again attracting a vast influx of visitors each year. It is in the heart of the residential area of Hengistbury Head that you will easily find this business within a small parade on Broadway.

BUSINESS: Hengistbury Head Post Office has been owned and managed by our clients since they bought the business through our introduction 24 years ago and have now decided that the time has come to retire. This presents an excellent opportunity to purchase a very profitable Post Office and Retail Business within a sought after residential area with a good size family home above. The Retail Premises sits within a small parade with time limited customer parking directly outside the premises. From the wide pavement there is level access directly into the retail trading area of approximately 425 sq ft with the two position Fortress Post Office Counter to the rear and adjacent to this the Retail Sales Counter with full EPOS. The Business stocks a wide range of products including newspapers and magazines, confectionery and tobacco, cards and stationery, cold drinks, ice creams, beach goods during the summer, kites and toys.

NEWSROUNDS: This Business has a weekly newsbill of approximately £2,000 and there are three newsrounds Monday to Saturday and two newsrounds on a Sunday.

BUSINESS HOURS: The Retail Business opens 6.30 a.m. to 5.30 p.m. Monday to Friday, 6.30 a.m. to 4.00 p.m. on Saturdays during the summer months and 2.00 p.m. during the winter months. Sunday the shop is open 6.30 a.m. to 12 noon. Post Office hours are 9.00 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 Clients are a husband and wife team who both take a full time active role in the business together with their son and three part time staff.

BUSINESS TAKINGS: The Post Office Income to the year end 31st March 2025 was £42,166 with

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

the Retail Trade £223,485 (excluding VAT). Full trading figures will be made available to interested parties following a viewing of the business.

OWNERS ACCOMMODATION: On the Ground Floor, and with direct access from the business premises, is the large Kitchen with a wide range of fitted wall and floor units, stainless steel range cooker, extractor and one and half bowl sink. Also on the ground floor is a cloakroom toilet with wash hand basin and a door providing self contained access through the rear garden. Internal stairs lead to the First Floor where there is a large landing, three Double Bedrooms, single Bedroom and Family Bathroom with bath, electric shower over, toilet and wash hand basin. Further stairs lead to the loft conversion which is used as the Lounge and has a dormer window providing views towards Christchurch Harbour and Priory.



PROPERTY: The Mid Terrace Property is thought to have been built in 1955. The Property benefits from Gas Fired Central Heating with the majority of windows being double glazed. To the rear is a Courtyard Garden, single Garage and access via a rear lane which we are informed there is a right of access over for the owners of the property.

PRICE: £550,000 for the Freehold Property together with the Goodwill, Trade Fixtures, Fittings and Equipment comprised in the business with the stock in trade to be taken at valuation.

Non Domestic Energy Performance Certificate (NDEPC): If these details have been supplied as a PDF the NDEPC and DEPC for this business can be downloaded at

<https://find-energy-certificate.service.gov.uk/energy-certificate/5411-3674-1654-7860-8099>

and If supplied as a 'hard copy' the front page of the relevant NDEPC and DEPC are attached to these particulars.

BUSINESS RATES: We understand this Business presently benefits from 100% rate relief on business rates.

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.



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