



PEVERELL POST OFFICE JUBILEE BUILDINGS, PEVERELL PARK ROAD, PLYMOUTH, PL2 3PG

BUSY MAIN POST OFFICE with gifts and stationery. Enviably located serving popular residential suburb Devon city. Modern lock-up premises. Smart and well presented sales shop with Post Office section, stockrooms, office and WC. Current Post Office income approx. £5,000 - £6,000 per calendar month. Shop sales approx. £1,000 per week with Gross Profit approx. 60%. LEASEHOLD. Rent approx. £15,600 per annum. Viewing recommended.

- BUSY MAIN POST OFFICE
- TRADING LINES INC GIFTS, CARDS & STATIONERY
- MODERN LOCK-UP PREMISES
- COMPREHENSIVELY FITTED AND EQUIPPED
- POST OFFICE INCOME APPROX. £5,000 - £6,000 PCM
- RETAIL SALES APPROX. £1,000 PER WEEK
- SECURE LEASE

LEASEHOLD BUSINESS TRANSFER OIRO £50,000 SAV SOLE AGENTS

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LOCATION:

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION:

This busy main post office occupies a prominent main road trading position on the corner of Peverell Park Road and Outland Road, in the popular residential area of Peverell in Plymouth. Outland Road is a busy arterial route within the city and the property backs on to Plymouth Central Park, with the main city centre approximately 2km or so to the south. There are a number of trades represented nearby and these all combine to service the needs of the surrounding residential community.

The premises are of modern construction and briefly comprise a smart well-appointed sales shop, comprehensively fitted and equipped throughout with stockrooms, office and staff cloakroom. An early viewing appointment is highly recommended.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR (GIA approx. 66sqm)

SALES SHOP A smart well-appointed sales shop with extensive glazed window frontage, corner entrance, suspended ceiling with diffused LED lighting, commercial floor covering, extensive range of tiered display stands and units, individual free standing rotating greeting card stands, various individual display shelving and stands, CCTV security system and secure Post Office counter section with digital tills and full range of Post Office counter equipment.

STOCKROOM/STAFFROOM

OFFICE/STORE

STAFF WC

SERVICES We understand that mains electricity and water are available. The premises are fully alarmed and protected by a CCTV security system.

BUSINESS:

TRADE is that of a **BUSY MAIN POST OFFICE** with ancillary trading lines including cards, gifts and stationery, which enjoys an enviable main road trading position serving this popular residential area of Plymouth.

The business has been in the **PRESENT HANDS** since May 2022 and the unit is presented to a high standard having been refitted and refurbished by the proprietors during their tenure. It is now only **OFFERED FOR SALE** due to our client's other business interests and commitments.

The business is **CURRENTLY RUN** by one full-time proprietor, together with three members of staff (one x 34 hours per week, one x 17 hours per week and one x 12 hours per week) which produces a current **WAGE BILL** of approximately £3,000 per calendar month. However, it is felt that the business would ideally suit new fully involved owners, who if they were fully engaged in the day to day running could look to reduce the number of staff and make a significant saving on wage costs to increase the future profitability of the business.

We understand that the **CURRENT OPENING HOURS** are from 9.00am until 5.30pm Monday to Friday and Saturday from 9.00am until 1.00pm. The shop is closed on Sundays.

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