



PREMIER AND WHITLEIGH POST OFFICE 69-71 WHITLEIGH GREEN, PLYMOUTH, PL5 4DE

Busy shopping parade serving large residential suburb of Plymouth. Modern lock-up premises comprehensively fitted and equipped throughout. Smart retail shop area with separate post office section, stockrooms, staff kitchen and WCs. Turnover approx. £7,000 - £10,000 per week net of services. Post Office income approx. £ 3,500 to £ 4,000 per month. Secure lease. Low rent. Viewing strongly recommended.

- HIGHLY PROFITABLE CONVENIENCE STORE AND POST OFFICE
- BUSY SHOPPING PARADE SERVING LARGE RESIDENTIAL SUBURB
- MODERN LOCK-UP PREMISES
- COMPREHENSIVELY FITTED /EQUIPPED
- RETAIL SHOP, POST OFFICE, STOCKROOMS, STAFF KITCHEN, WCS
- TURNOVER APPROX. £7,000 TO £10,000 P.W. NET OF SERVICES
- POST OFFICE INCOME APPROX. £ 3,500 TO £ 4,000 PER MONTH
- SECURE LEASE, LOW RENT

LEASEHOLD BUSINESS TRANSFER OIRO £260,000 SAV

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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 thriving and well-established convenience store and Post Office is located in an excellent trading position in Whiteleigh Green, a thriving secondary shopping retail parade serving the densely populated suburb of Whiteleigh, approximately 4km north of the main city centre of Plymouth. There is a full and varied selection of businesses represented within the parade and these include a chemist, fish and chip shop, beauty parlour, discount shop, Co-op Supermarket, tattooist and a café. The parade is serviced by a large free public car park and, consequently, the business enjoys an excellent and highly profitable year round trade.

The premises are lock-up and comprise two interconnecting retail shop units, together with stockrooms, staff kitchen and cloakrooms. The property is comprehensively fitted and equipped throughout and an early viewing appointment is strongly recommended to fully appreciate the location and appeal of this highly profitable retail concern.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR

RETAIL SHOP (approx. 50sqm) A smart well-appointed retail shop area with suspended ceiling, carpet tiles, service counter, central display gondolas, National Lottery terminal, service counter, off-licence display section, dairy fridge, tobacco gantry, Epos till system, confectionary trays, newspaper racking, upright refrigerated chiller and range of individual display stands and access to:-

POST OFFICE SECTION (approx. 50sqm) A well-appointed retail space with carpet tiled floor, recess lighting, extensive range of tiered card display stands with storage under, stationery stands, slot wall shelving and two position Post Office counter with security screen and a full range of Post Office counter equipment.

TWO STOCKROOMS Each with range of display shelving to walls.

OFFICE With access to rear outside.

TWO STAFF UTILITY/TOILETS

OUTSIDE Directly to the front of the parade is a large free public car parking area.

SERVICES We understand that mains water, electricity and drainage are connected to the property. The premises are fully alarmed and have the benefit of a CCTV security system.

BUSINESS:

TRADE is that of a **HIGHLY PROFITABLE CONVENIENCE STORE AND POST OFFICE** which enjoys a prime trading position in the thriving and highly sought after Whiteleigh Green shopping parade, serving this substantial and popular residential area of Plymouth. **TRADING LINES** include a wide range of general groceries and provisions, beers, wines and spirits, newspapers and magazines, sweets and confectionary, dairy produce, frozen food, household and chemist sundries, pies and snacks, etc. The shop is also an agent for the **NATIONAL LOTTERY**.

The business is only now being **OFFERED FOR SALE** as our client is moving abroad.

The business is **CURRENTLY RUN** by the one proprietor with four part-time members of staff (i.e. 2 in the shop and 2 in the post office). It is felt that the business would ideally suit fully involved owners. We understand that the **CURRENT OPENING HOURS** are from 6.00am until 6.00pm Monday to Saturday, 6.00am until 3.00pm on Sundays. It is felt that the current opening hours could be extended in the evenings and on Sunday afternoon if new owners wish to do so.

The business enjoys an **EXCELLENT AND CONSISTENT YEAR-ROUND TRADE** serving the surrounding residential community.

We understand that the **WEEKLY TURNOVER** amounts to approximately £7,000 to £10,000 exclusive of services. In addition, the **POST OFFICE INCOME** amounts to approximately £3,500 to £ 4,000 per calendar month, with the business generating an **EXCELLENT NET PROFIT**. Additional trading figures will be made available to serious prospective buyers once they have inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £20,000.

An excellent opportunity to acquire a thriving and highly profitable convenience store and sub post office which generates a healthy net profit.

TENURE / LEASE TERMS:

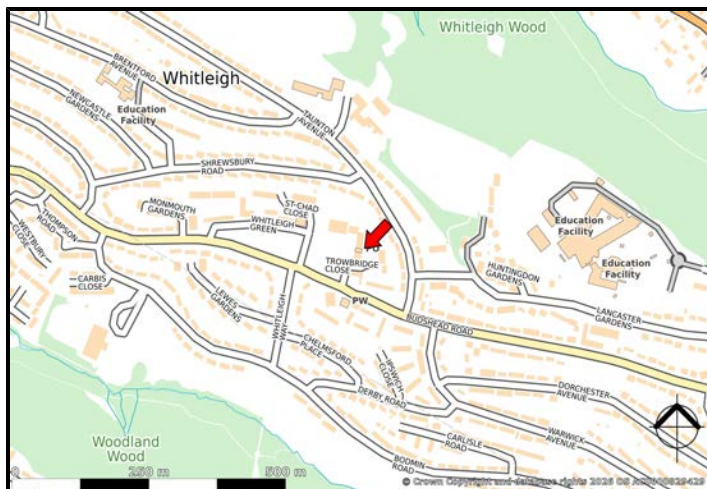
We understand that the premises are held on two separate lease agreements, at a combined rental of £1,070 per calendar month, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for the standard repairing and insuring covenants. We understand that the landlords are Plymouth Community Homes Trust. We also understand that the landlords will consider providing a new lease if required. For fuller details please contact the agents.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £6,900 for 69 Whiteleigh Green and £5,000 for 71 Whiteleigh Green. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (72).

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact either:-

Paul Goss on 07570 384544, 01752 206020
Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020
Email bh@miller-commercial.co.uk

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ANTI-MONEY LAUNDERING REGULATIONS: A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.