



CONVENIENCE STORE & POST OFFICE

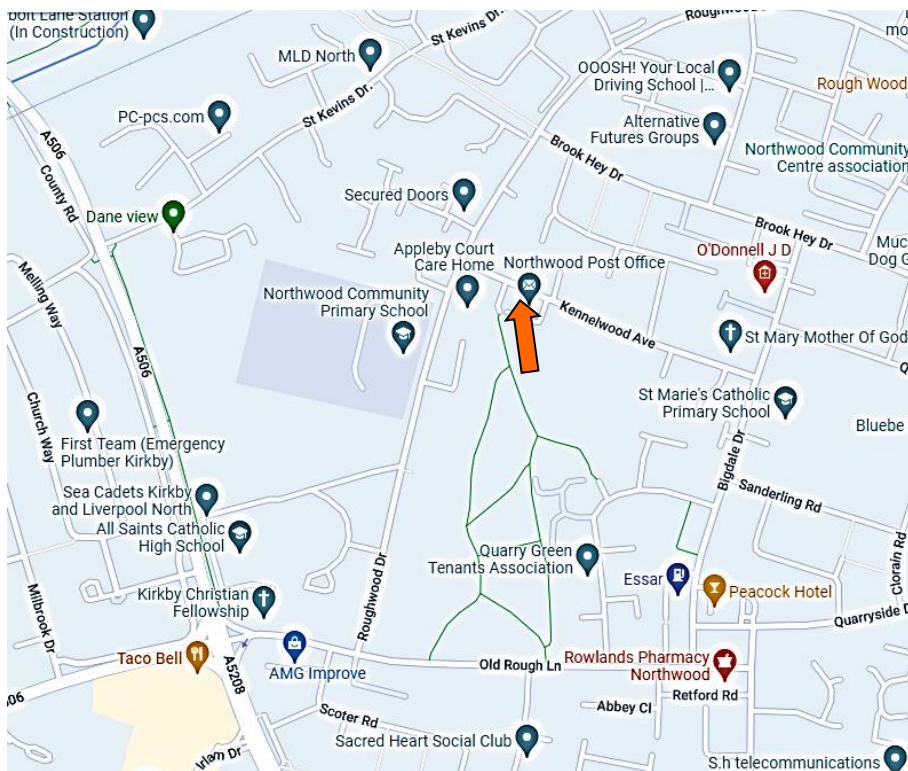
NORTHWOOD POST OFFICE

79 KENNELWOOD AVENUE

KIRKBY

LIVERPOOL

L33 6UE



THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

An opportunity to purchase a prosperous Business carried on from a Good Sized Retail Shop Unit that is well fitted for trade. The Shop forms part of a neighbourhood parade situated in a densely populated area of residential property. Briefly the shop Includes a Large Retail area of approximately 828 sq. ft with the Post Office Counter Situated at the Rear of the shop and the Shop Counter at the Front. There is a Spacious Post Office Area and Separate Rear Office, together with a Kitchen/Store Area, and Separate W.C. all of which forms a Self-Contained Lock Up Shop. Northwood has had an established Post Office for many year and it was moving into the current location by our Client in 2016 under a P.O. Local Model. The Post Office income together with this attractive retail turnover in convenience items provides an excellent income with the possibility of potentially adding an off licence (subject to the normal consents) if required.

Full details are as follows:-



SALES SHOP 43' X 19'3 with Double Opening Doors , Ceramic Tiled Floor, 22' of Tiered Gondola Shelving with 2 X 3'6 with End Displays, 17' Serving Counter, Behind Counter Adjustable Shelving Units, Cigarette Gantry, Electronic Epos Till, 'Nescafe' Coffee Machine, Stainless Steel Pie Warmer, Illuminated Suspended Ceiling with 13 diffused Light Fittings, 4' News Display Stand, 21' of Tiered Adjustable Wall Shelving Units with Magazine Display, Crisps Display Separators and End Retainers, Wall clock, 12'3 Tiered 'Jordon' chiller unit, Vegetable Display Baskets, 2 Double Door Cold Drinks Display Refrigerators, 8' Chest Freezer.

2 POSITION POST OFFICE COUNTER with Drop Leaf Serving Positions, Behind Counter Area 7' X 12' with 4 Drawer Filing Cabinet, 2 Tall Operators Stools, Document Storage Units and Fitted Shelving,

REAR OFFICE 7' X 6' with 3 Drawer Kneehole Desk, Timber Cupboard Unit.

SEPARATE W.C. Low Suite

REAR KITCHEN/Store 13'3 X 12' with Base and Wall Cupboard Units, Roll Top Working Surfaces, Single Drainer Stainless Steel Sink Unit with Mixer Taps, Electric Water Heater,

'Breville Toaster', Electric Kettle, 'Samsung' Microwave, 2 X 4 Drawer & 1 X 3 Drawer Filing Cabinets, Approx 7' of Tiered Adjustable Shelving Units.

- **THE CURRENT POST OFFICE SALARY** is circa £24,139 Per Annum Gross.
- **THE TURNOVER** of the Private Business averages £7,275 P.W. Per Week at an average Gross Profit of approximately 19.78%.

THE CURRENT SHOP & POST OFFICE HOURS are;
Monday, - Sunday 7.00 a.m. to 6.30 p.m.

THE BUSINESS has been in the same hands since 2016 and has been capably managed by the Owner and his Wife together with 3 Part-Time Assistants and is offered for sale to allow the Owner to pursue other Interests, thus presenting a rare opportunity to acquire an extremely Profitable & Well established Business from which effort will be well rewarded.

THE WHOLE of the above is held on a 10 Year Lease with renewal available and rent reviews every 5 years. The rent is £6,200 P.A.

THE PRICE for the VALUABLE LEASE, BUSINESS, FIXTURES & FITTINGS is the sum of:

£85,000 (EIGHTY FIVE THOUSAND POUNDS)

Plus Stock at Valuation approximately £8,750

A **LOAN** should be available to a suitable Applicant subject to Status.

VIEWING By prior Telephone Appointment **ONLY** through the SOLE SELLING AGENTS Saville & Woods Ltd.

PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF.

All Businesses with Post Office Agencies attached are offered subject to the approval of Post Office Ltd.